

Hearing Statement – Barratt Homes – Soothill Lane, Batley – Site Ref. 586

Matter 37

Issue – Are the proposed Green Belt release housing allocations in the Batley and Spen Sub-Area justified, effective, developable/deliverable and consistent with national policy?

INTRODUCTION

- 1.1 We write on behalf of our client Barratt Homes to provide their hearing statement to Matter 37 of the Kirklees Local Plan Examination in Public. The comments made in this statement should be considered alongside Barratt Home's representations to the Publication Draft Kirklees Local Plan (PDLP) dated November 2016.
- 1.2 Barratt Homes want a sound Local Plan to be in place. They believe that this is paramount in achieving the Borough's housing and economic objectives. Particularly given that Kirklees Council is a Green Belt authority. Importantly, Barratt Homes believe that a sound Local Plan can be achieved through the modifications process.
- 1.3 The Local Plan provides the platform in which the quantitative and qualitative housing needs of the District can be met over the plan period. Whilst Barratt Homes support large elements of the Local Plan, they believe that additional housing sites need to be released from the Green Belt for development to ensure the delivery of the District's Objectively Assessed Housing Needs for a 15-year period post the adoption of the Local Plan.
- 1.4 Barratt Homes believe that the Council's approach to identifying site allocations and green belt release is soundly based in respect of the majority of the proposed housing allocations. There is, however, one anomaly and this is the Council's failure to release Barratt Home's land interest at Soothill Lane, Batley (Ref. H586).

LAND AT SOOTHILL LANE, BATLEY – SUPPORT FOR SITE REFERENCE H586

- 2.1 Barratt Homes **object** to the site being rejected as a potential housing option within the Kirklees Local Plan. It is our understanding that the Council's principle point of concern associated with the site's development are in relation to the impact on the Green Belt. Accordingly, Barratt Homes previously provided evidence to overcome this concern by letter dated 16th December 2016. The previously submitted representations and its enclosures can of course be provided on request.
- 2.2 Furthermore, we do not believe that the Council has undertaken a robust and comprehensive assessment of development capacity within existing urban areas and other areas outside the current Green Belt. As identified in our response to Matters 4 & 8, we believe there are deliverability concerns associated with a number of the proposed housing allocations which are not currently located in the Green Belt. Accordingly, further land will need to be released from the Green Belt to meet the District's Objectively Assessed Housing Needs.
- 2.3 Indeed, one of the main risks associated with the delivery of the housing requirements in Kirklees over the plan period are the number of site allocations which have deliverability concerns which will impede their potential to provide the number of homes currently anticipated in the Plan Period.
- 2.4 We believe that additional housing allocations to those currently proposed by the Council will need to be identified in order to meet the District's housing needs over the plan period.

- 2.5 Within our previous representations for the Soothill Lane, Batley site, we undertook an assessment of the deliverability of proposed housing allocations within the Batley & Spen Sub-Area, focusing on those of circa 100 homes in size, those which are existing UDP housing allocations and those which are currently located within the Green Belt.
- 2.6 However, on account of the removal of the Sub-Area housing targets from the Publication Draft Local Plan, we now consider it appropriate to include a similar assessment of the proposed housing allocations located in the Dewsbury & Mirfield Sub-Area, given that they largely share the same housing market area. The full deliverability assessment tables for each Sub-Area are enclosed with this statement for ease of reference.
- 2.7 Our deliverability assessment of each site utilised the National Planning Policy Framework's residential deliverability tests in respect of suitability, availability and achievability. The assessment also considered the proposed lead in times and annual build out rates of each of the assessed sites.
- 2.8 The previously submitted assessment provided further evidence to justify the release of the Soothill Lane, Batley site in order to meet the District's housing needs. The submitted deliverability assessment of a selected number of draft housing allocations has identified a potential **shortfall of 2,409** homes against those currently identified by the Council in the Batley & Spen and Dewsbury & Mirfield Sub-Areas. Accordingly, the Soothill Lane, Batley site can meet a significant proportion of this shortfall through the delivery of 500 homes, including 100 affordable homes.
- 2.9 Importantly, of the 3,361 deliverable homes identified in our assessment, 1,556 homes are identified as being delivered from existing Kirklees UDP housing allocations. Allocations which are now 17 years old and thus we also have concerns over the deliverability of these sites as they would have been developed by now if they were truly deliverable sites. Should these sites still prove to be un-developable then this would increase the potential shortfall from those sites assessed above to 3,965 homes. Which we believe provides further weight towards the need to allocate additional deliverable sites such as the Soothill Lane, Batley site.
- 2.10 In conclusion, it is our clear view that the Council should identify the Soothill Lane, Batley site as a draft housing allocation within future versions of the Kirklees Local Plan in order to contribute to the potential shortfall of homes on account of: -
- The number of proposed allocations identified within the Strategy & Policies document being too low to meet the identified housing requirement.
 - Deliverability concerns associated with a number of the current draft allocations located within the Batley & Spen Sub-Area and the Dewsbury & Mirfield Sub-Area.
- 2.11 There is, therefore, a compelling case for the release of additional land as housing allocations within the emerging Kirklees Local Plan in order to meet the District's full objectively assessed housing needs. Sites such as our client's development proposals at Soothill Lane, Batley can make an important contribution to meeting these needs.
- 2.12 The Soothill Lane, Batley site is situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site. The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning

permission for the residential development of the site. The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

- 2.13 As the site is located in the Green Belt, a Landscape and Green Belt Review has been carried out by Golby & Luck Landscape Architects to evaluate the Soothill Lane, Batley site in landscape and visual terms. The document subsequently considers the site's contribution to the surrounding Green Belt and identifies any likely constraints and opportunities relevant to an emerging development strategy. The report seeks to identify an appropriate landscape framework for development within the site, informed through the consideration of relevant landscape and Green Belt issues.
- 2.14 With regards to the site's current location within the Kirklees Green Belt, the document provides an assessment of the site against the five Green Belt purposes identified in Paragraph 80 of the National Planning Policy Framework. The assessment concludes that the loss of the site from Green Belt would not cause overall harm to the purposes of the Green Belt. The site is part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west and is defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside. Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed can contain development within a framework of settlement, vegetation cover and landform.
- 2.15 This landscape review element of the previously submitted assessment also identified that the site is not subject to any major landscape constraints that would prohibit its development. Local constraints have been identified that can be used to inform the identification of an appropriate landscape framework to harness development. These constraints have been identified alongside opportunities for landscape creation/enhancement strategies set out in the landscape framework plan enclosed within the assessment.
- 2.16 The landscape constraints can be summarised as: -
- The existing public access routes associated with the site;
 - The overhead powerlines crossing the northern half of the site;
 - The sloping landform associated with the southern half of the site, and associated views towards the valley setting of St Pauls Church;
 - The valley setting of pastoral fields with more traditional built-form (that includes Grange Farm) creating an open landscape setting rising towards St Pauls Church on the opposing ridgeline;
 - The treed and wooded appearance of the higher land associated with Soothill Manor that is visible from the wider landscape setting to the east beyond the A653 Leeds Road;
 - The lower lying pastoral farmland with more intricate network of native boundary hedgerows at the north-east corner of the parcel of the site located to the south of Soothill Lane; and
 - The exposed setting of the north-west boundary of the parcel of the site located to the north of Soothill Lane at Soothill Wood that is viewed from the wider setting of the Howley Beck valley to the north-west.
- 2.17 These constraints have been used to inform the identification of an appropriate landscape framework to the site that has the potential to successfully harness development within it, and secure many landscape enhancements. The landscape framework comprises: -
1. The existing framework of built-form, woodland, and landform afforded by the site. The built-form extends to the south and west of the site in the form of the urban fringes of Batley. To the east a continuous line of residential development extends alongside the A653 Leeds

Road. To the north built-form is concentrated at the junction with the Leeds Road and Soothill Lane, and at Manor Farm Drive and Solway Road. The site also affords a structured network of woodland cover at its northern boundaries providing further containment/separation with the landscape to the north. In terms of landform the ridgelines to the north-west of the site compartmentalises the landscape creating further separation. In addition, the relatively flat nature of the main body of site in combination with the built-form running alongside the A653 Leeds Road further limits any immediate relationship with the more open land to the east. These elements combine to create strong, well-defined and enduring boundaries for development within the site.

2. The site adjoins areas of modern housing development, and is in part contained by linear forms of built-development. This will be further reinforced through the final delivery of the allocated housing development at the western boundary of the site, further reinforcing the relationship between the site and settlement;
3. St Pauls Church affords a prominent ridgeline location to the south of the site that is viewed from the southern edges of the site within the context of the rising pastoral land that defined the Valley setting. This relatively small area of farmland is valuable to the setting of the church, defined by small fields and a structured network of native boundary hedgerows and tree cover. The traditional stone buildings such as Grange Farm also assist in extending the historic setting of the church and associated landscape into the southern fringes of the site. These pastures and views towards the church should be retained as part of any emerging development framework and linked with the creation of a wider green infrastructure network;
4. The public rights of way crossing the site are clearly an important resource that should be retained and enhanced. Footpath BAT/45 crossing north/south through the site has the potential to become a primary green corridor linking the valley setting to the south of the site with Soothill Hill and associated areas publically accessible woodland. Likewise, the public footpath BAT/43 and Sykes Lane should be retained as secondary green corridors linking the settlement with the wider countryside to the east of the A653 Leeds Road;
5. Potential exists to extend the woodland cover at the northern fringes of the site creating three new woodland features that: -
 - a. Reinforce the wooded appearance of the elevated land associated with Soothill Manor, and subsequently restricting development from the higher landform that may become visible from the east;
 - b. Extend the wooded setting of Soothill Wood and create an enhanced landscape presence at this main junction along the A653 Leeds Road; and
 - c. Extend Soothill Wood along the ridgeline at the northern boundary of the site to contain development in views from the north-west.
6. Protect the more structured network of hedgerow cover associated with the lower lying pastoral land at the north-east corner of the parcel of the site located to the south of Soothill Lane. This may be achieved in combination with the creation of new wetland areas forming part of a sustainable drainage system, and new areas of woodland cover; and
7. Create new areas of green space within the site that will make a valuable contribution to the setting of the site and overall morphology of the extended settlement. New green spaces should be strategically located and where possible combined with leisure, recreation, ecological and drainage enhancements to create multifunctional landscapes.

2.18 The identified landscape framework was fundamental in guiding the masterplan options for the site and the formulation of the amended development proposals. Through utilising the conclusions of the Landscape & Green Belt Assessment, Barratt Homes have sought to

formulate a development which can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

- 2.19 We request that the Inspectors review the submitted Landscape & Green Belt Assessment to fully consider the conclusions raised. The proposed masterplan for the development is enclosed for ease of reference.
- 2.20 We believe that the proposed number of homes to be delivered at Site Ref.586 are required to meet both the Sub Area's and District's housing needs. The development also provides the opportunity to facilitate the delivery of a significant number of environmental benefits.
- 2.21 No other site presently allocated within the Batley area can deliver a comprehensive landscape led development of market and affordable housing within the first 5 years of the plan, alongside the proposed substantial level of community and green infrastructure.
- 2.22 Barratt Homes do not believe that sufficient weight has been attributed to the proposed site-specific solution that Barratt Homes are seeking to deliver at the Soothill Lane, Batley site. In their original submissions to the Council, Barratt Homes were promoting the comprehensive development of the whole of the Site Ref.586. However, following the undertaking of detailed ecology, landscape and Green Belt assessment work they have amended the proposals to deliver a landscape led development which seeks to preserve and enhance the green framework of the site and its surroundings. The development proposals now seek to deliver an exemplary development of up to 500 new homes and substantial areas of recreation, habitat and amenity areas.
- 2.23 Furthermore, we do not believe that the Council have fully considered the sustainable development requirements of the National Planning Policy Framework or the document's housing deliverability criteria. Barratt Homes' previously submitted representations provided evidence that the site is sustainably located and is deliverable in respect of suitability, availability and achievability.
- 2.24 As stated above, the site can also be categorised as an urban extension site that "infills" two areas of existing residential areas. Existing built-form extends to the south and west of the site in the form of the urban fringes of Batley. The site also adjoins areas of modern housing development and is in part contained by linear forms of built-development. This will be further reinforced through the final delivery of the allocated housing development at the western boundary of the site further reinforcing the relationship between the site and settlement.
- 2.25 The site's location and surrounding built form render it an obvious site for future residential development. Especially when considering the environmental enhancements that Barratt Homes' proposed masterplan for the site can deliver.
- 2.26 Within our previously submitted representations we provided evidence to demonstrate that our client's Soothill Lane, Batley site could deliver new homes within the first 5-year period of the Local Plan.
- 2.27 With regards to delivery timescales, due to the site's location within the Green Belt we envisage that a planning application for the proposed development could be submitted to the Council by early 2019, following the predicted adoption of the Local Plan in late 2018. Taking into account

the proposed application submission date, it is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2019/20. Other than the delivery of the site's initial access infrastructure there are no other major infrastructure works that need to take place prior to the commencement of delivery of new homes on the site.

2.28 Accordingly, the development will commence within a year of the submission of the planning application. Due to the site's size there would be two development/selling outlets delivering new homes at the site simultaneously. It is therefore anticipated that the development will deliver a yield of at least 60 homes annum.

2.29 The table below provides the site's cumulative dwelling delivery projection per annum.

Year	No. of Homes Cumulatively
2018/2019	0
2019/2020	30
2020/2021	90
2021/2022	150
2022/2023	210
2023/2024	270
2024/2025	330
2025/2026	390
2026/2027	450
2027/2028	500

2.30 The identified areas of public open space and woodland planting will be delivered commensurate with the progression of the development and made available for use at an agreed point with the Council.

2.31 The development proposals can make a significant contribution to meeting the objectively assessed housing needs of the District and the Council's ongoing 5-year housing land supply requirements. In particular, it is anticipated that the development proposals will deliver **270 homes** within the first five years following the adoption of the Local Plan.

2.32 The site is located within a sustainable location and is well located in terms of accessing jobs, shops and services via non-car modes of transport. The site is located to the east of the town of Batley, within the Batley & Spen Sub-Area where a significant level of new housing allocations are due to be located, commensurate with the number of settlements located within the Sub-Area; the number of services and facilities available within the Sub-Area's settlements; the area's location in respect of the strategic transport network; and its overall capacity for sustainable growth.

2.33 The Soothill Lane, Batley site is situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site. The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site. The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

Richard Hollinson
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16th December 2016

Dear Richard,

KIRKLEES LOCAL PLAN – ALLOCATIONS & DESIGNATIONS – LAND AT SOOTHILL LANE, BATLEY – BARRATT HOMES – SUPPORT FOR SITE REFERENCE H586

We write on behalf of our clients Barratt Homes to provide Kirklees Council (the Council) with further information in respect of the deliverability of their land interest at Soothill Lane, Batley, which we propose to be considered as a potential housing land allocation within the emerging Kirklees Local Plan.

It is our considered opinion that there are no other sites presently allocated within the Batley area that can deliver a comprehensive landscape led development of market and affordable housing within the first 5 years of the plan, alongside the proposed substantial level of green infrastructure. The development proposals are situated in a suitable and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

We **object** to the site being rejected as a potential housing option within the Publication Draft Local Plan (November 2016). From a review of the Council's rejected sites document it is our understanding that the Council's principle points of concern associated with the site's development are in relation to the impact on the Green Belt and transport matters. Accordingly, this letter seeks to assess the site against Green Belt purposes whilst also identify the planning, sustainability and deliverability criteria connected with the site's development. In respect of transport matters, it should be noted that the impact of the development proposals on the highway network would be less than that of other proposed housing allocations within vicinity of the site.

Site H586 – Representations Summary

- We request that the site be considered as a potential housing allocation.
- The development proposals will deliver circa 500 homes, public open space, green networks and enhanced boundary landscaping.
- The proposed development can enhance the eastern area of Batley through a sensitive extension to the existing urban area.
- The development will enhance identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary.
- The proposed number of homes to be delivered at this site are required to meet both the Sub Area's and District's housing needs.
- The development provides the opportunity to facilitate the delivery of a significant number of environmental benefits.
- No other site presently allocated within the Batley area can deliver a comprehensive landscape led development of market and affordable housing within the first 5 years of the plan.
- The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

- The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site.
- The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

In our original submissions to the Council we were promoting the comprehensive development of the whole of the Site Ref.586. However, following the undertaking of detailed ecology, landscape and Green Belt assessment work we have amended our proposals to deliver a landscape led development which seeks to preserve and enhance the green framework of the site and its surroundings. Details of the amended proposals were presented to the Council in our most recent representations dated 27th January 2016.

From a review of the Council's reasons for rejecting the site, we believe that a comprehensive assessment of the documentation previously submitted to the Council has not taken place. Accordingly, this letter seeks to put forward those arguments we previously made to the Council in respect of the deliverability of the site once more.

Our development proposals seek to deliver an exemplary development of up to 500 new homes and substantial areas of recreation, habitat and amenity areas. A development which can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

Whilst this letter seeks to identify the site's planning, sustainability and deliverability criteria, it should be read in conjunction with the following documentation which are considered later in these representations:-

- JRP - Promotional Report & Masterplan – December 2015
- Golby & Luck - Landscape & Green Belt Review – September 2015
- Brooks Ecological – Ecological Appraisal -- September 2015

The above documentation is again enclosed with this letter for ease of review.

Importantly, this letter should also be read alongside our representations associated with the Publication Draft Kirklees Local Plan Strategies and Policies document. Particularly in respect of the need to release additional sites across the District in order to meet, in full, the District's objectively assessed housing needs. The importance of this matter in respect of the Soothill Lane, Batley site is discussed further below.

SUSTAINABILITY CONTEXT

The site measures 67 hectares in size and lies to the north and south of Soothill Lane, Batley. The site is surrounded to the north by woodland, to the east by existing residential properties on the A656/Leeds Road, to the south by employment and recreational uses and to the west by an existing housing allocation and other residential uses.

The site is part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west and is defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside. Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed have the ability to contain development within a framework of settlement, vegetation cover and landform.

The site is located within a sustainable location and is well located in terms of accessing jobs, shops and services via non-car modes of transport. Bus stops are located within 400m of the site along Soothill Lane and the A653/Leeds Road. Batley Train Station is located within 1.6km of the site. The site lies only 2km to the east of Batley Town Centre and the number of services and facilities it provides. Lydgate Junior & Infant School is also located within 400m from the site.

The site is considered to be positioned in a sustainable location.

With regard to emerging planning policy guidance, the Publication Draft Local Plan Strategies & Policies document identifies that the site is located within the Batley & Spen Sub-Area where a significant level of new housing allocations are due to be located, commensurate with the number of settlements located within the Sub-Area; the number of services and facilities available within each of these settlements; the area's location in respect of the strategic transport network; and its overall capacity for sustainable growth.

As identified within our response to the Strategies & Policies document we consider the Council's proposed annual housing requirements, and accordingly the number of new homes to be allocated in the Local Plan, as being too low. We also consider that the Local Plan period should be extended by 3 years to 2033/2034. Resulting in the need to identify a significant number of additional housing land allocations to those currently identified. This matter is discussed in further detail below.

Though our client is encouraged by the removal of the sequential approach to the selection of appropriate housing sites from the Council's Strategies & Policies document, they are concerned that this element of the policy has been removed on the basis that the Council can seek to progress with new sites/settlements that are detached from the existing settlement areas of the District ahead of urban extensions.

As the Draft Local Plan seeks to allocate Green Belt sites located adjacent to existing urban areas it can therefore be considered that there are insufficient deliverable development sites located within the District's existing settlement areas.

The potential release of the site for housing can therefore be accepted in principle in relation to the Council's strategic development objectives.

Overall, we believe that the site can be considered a logical extension to the settlement area of Batley. Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed have the ability to contain development within a framework of settlement, vegetation cover and landform. It is considered that other potential housing sites in the settlement would not benefit from similar defensible boundaries and deliver the level of benefits being proposed by the development.

THE PROPOSED DEVELOPMENT

The proposed development has been amended following the undertaking of detailed ecology, landscape and Green Belt assessments. The proposals now seek to deliver an exemplary development of up to 500 new homes, community facilities and substantial areas of recreation, habitat and amenity areas.

The vision of the proposals is to deliver a landscape led development which seeks to preserve and enhance the green framework of the site and its surroundings.

The enclosed JRP Promotional Report & Masterplan (December 2015) identifies the site's potential to deliver the following:-

- By undertaking a landscape led masterplan, development parcels have naturally been developed.
- Existing landscape features, including hedges and trees are retained within the site and can be further enhanced through additional planting within the built form.

- Adequate access can be achieved to the site by both pedestrians and vehicles and this provides easy access to public transport and services which exist within the locality. Vehicular access will be taken from Soothill Lane. Preferential walking and cycling routes are provided throughout the site to deliver direct routes which are logical and well integrated to encourage use.
- The existing public rights of way crossing the site are an important resource that have been retained and enhanced through a series of green corridors within the development masterplan. These links are well integrated and developed along green routes within the masterplan. The links provide easy access to all proposed uses within the scheme.
- Comprehensive ecological enhancement will be provided through the retention of existing features in addition to native planting to improve the biodiversity value of the site.
- Whilst the site comprises open land, its boundaries are clearly well defined robust and enduring and if developed have the ability to contain development within a framework of settlement, vegetation cover and landform.
- Sustainable drainage systems minimising surface water run-off will be delivered. The proposed drainage ponds will also provide ecological benefits.
- The type of amenity space offered within the masterplan includes:-
 - Allotments in the north east corner of the site;
 - Formal play space, with no 4 play spaces distributed evenly throughout the site allowing easy access for all future residents of the development;
 - The provision of new sports pitches to the south of the site to link into the recreational uses which border the southern boundary of the site; &
 - Amenity space within woodland settings which has been carefully considered in terms of its position both in terms of accessibility and usability for existing residents and also in terms of its visual impact and sensitivity to its surroundings.
- The development parcels, although secondary in their positioning within the site, will provide approximately 500 dwellings in a high quality environment sitting harmoniously within its wider landscape setting.
- The development parcels have been sympathetically positioned. Where new development abuts existing housing, dwellings are shown to back onto these plots. This will ensure amenity value is maintained through appropriate separation distance.

The proposed quantum of each element of the development proposals are identified as follows:-

- Public Open Space, Playing Pitches, Play Space & Footpaths – 35.75Ha
- Allotments – 1.97Ha
- Woodland Planting & Buffers – 6.88Ha
- Residential Parcels – 500 Homes

On account of the above the development can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

We believe that the proposed number of homes to be delivered at this site are required to meet both the Sub Area's and District's housing needs. The development also provides the opportunity to facilitate the delivery of a significant number of community benefits. No other site presently allocated within the Batley area can deliver a comprehensive landscape led development of market and affordable housing within the first 5 years of the plan, alongside the proposed substantial level of green infrastructure.

The proposed quantum and density of the proposals would enable the delivery of a high quality landscape led exemplary housing development that can reflect the character of the area and deliver a mix of housing from first time buyers, family homes and homes for senior members of the population. Importantly the developers are committed to delivering the full provision of 20% affordable housing within the development proposals. A total of 100 affordable homes.

The development proposals do not presently include any proposals for a new primary school or other facilities including a community centre. However, the development has the potential to deliver such facilities where their need is evidenced and cannot be met through the expansion of existing schools located within proximity of the site. Barratt Homes are happy to discuss this matter with the Council.

Finally, the proposed development quantum and masterplan are Barratt Homes' initial views on how the site could be developed. Given the substantial level of community facilities, recreation, habitat and amenity areas being proposed within the development, Barratt Homes would seek to undertake a comprehensive community consultation exercise with local members, residents and community groups to tailor make the development proposals to meet the needs, desires and aspirations of the local area.

When determining whether to allocate this site for housing it is important that the Council places great weight towards the benefits that the delivery of up to 500 homes and the associated development can provide. These include the following:-

- Creating sustainable communities through meeting market and affordable housing needs, offering existing and potential residents of the District the opportunity to live in the house and location they desire.
- Delivering significant financial contributions through Community Infrastructure Levy payments towards the improvement of Batley's and the District's infrastructure.
- New capital expenditure in the region of £70m creating substantial direct and indirect employment opportunities of approximately 400 new jobs of which 70% are usually retained in the local area.
- Sustaining and improving the District's labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area by approximately £10m per annum, creating a potential 80 jobs in these sectors.
- Provision of funding towards public services from an estimated figure of £5m from the Government's new homes bonuses & annual council tax payments of circa £835,000 per annum.
- Safeguarding and enhancing areas of environmental quality through creating on-site and off-site management schemes.

The development of up to 500 new homes and community infrastructure at the Soothill Lane, Batley site can deliver substantial benefits to the local area and wider District.

The National Planning Policy Framework seeks to encourage sustainable growth and identifies in Paragraph 8 that economic growth, such as that which this site can deliver, can secure higher social and environmental standards. Furthermore, Paragraph 52 identifies that the supply of new homes can sometimes be best achieved through planning for larger scale development.

LANDSCAPE & GREEN BELT ASSESSMENT

A Landscape and Green Belt Review has been carried out by Golby & Luck Landscape Architects to evaluate the Soothill Lane, Batley site in landscape and visual terms. The document subsequently considers the site's contribution to the surrounding Green Belt and identifies any likely constraints and opportunities relevant to an emerging development strategy. The report seeks to identify an appropriate landscape framework for development within the site, informed through the consideration of relevant landscape and Green Belt issues.

With regards to the site's current location within the Kirklees Green Belt, the document provides an assessment of the site against the five Green Belt purposes identified in Paragraph 80 of the National Planning Policy Framework. The conclusions of this assessment are identified below.

- ***The development of the site would not result in unrestricted urban sprawl:-***

The Green Belt is a functional planning designation and is therefore not concerned with the quality or value of the land within it. The primary function of the Green Belt is to check the unrestricted, or unplanned, extension of built-up areas into the surrounding countryside. One of the main objectives when considering any extension of the built-up area into the Green Belt is to ensure that any such extension is guided by well-defined, robust and enduring boundaries to avoid further development pressures and control unrestricted sprawl.

The site has well-defined, robust and enduring boundaries. The parcel of the site located to the south of Soothill Lane is bound to the north and east by highway boundaries with associated linear development. To the west this parcel is bound by a combination of settlement, landform, and an allocated housing site. To the south the boundary of this parcel is bound by Grange Road, beyond which are areas of pasture and settlement.

The parcel of the site located to the north of Soothill Lane is bound to the north and east by significant areas of woodland. To the south this parcel is bound by highways with associated development, and to the west it is bound by existing settlement areas. There is a short section at the north-west boundary of this parcel that is defined by a remnant field boundary hedgerow and fence line with open countryside beyond. However, this boundary is made somewhat distinct from the wider landscape through the changing landform.

Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed have the ability to contain development within a framework of settlement, vegetation cover and landform.

- ***The development of the site would not result in the merging of adjacent settlements:-***

The setting of the Soothill ridge extends between West Ardsley and the north-east fringe of Batley. The ridge comprises a more complex network of highways, development, landholdings and landform with a fragmented and compartmentalised character, contrasting with the open landscape of the east of the A653 Leeds Road. Development extends along the A653 Leeds Road between Chidswell and the Soothill Lane junction. Likewise Soothill Lane has in part a developed character with an existing perception of settlement extending into the countryside. This in turn creates a settled appearance to the landscape associated with the boundaries of the site that separate it from the wider Green Belt to the north, and West Ardsley beyond.

Strictly in plan form the development of the site would appear to result in the creation of a pinch-point between Batley and West Ardsley. However, for the reasons set out above the perception of this pinch-point already exists, particularly when traveling along the highways between these settlements where the experience of traveling between built up areas is already compromised.

The Development of the site would result in the loss of land between settlements but would not result in their coalescence. More importantly the development of the site is not likely to erode the separate character and identity of these settlements any more than the existing built-development experienced when travelling between them.

- ***The site does not assist in safeguarding the countryside from encroachment:-***

The purpose of the Green Belt review is to assist in the identification of a strategic development allocation to meet the development needs of the Local Authority. There is an assumption that whilst some of these needs may be met on land within the urban area there will be a requirement for large allocations within the countryside, most of which is designated as Green Belt. Therefore, there is an inevitability that these allocations will result in an encroachment into the countryside (as the allocation on neighbouring land to the site did as part of the former UDP). It is important that any such allocation is concentrated on land with the least environmental value, and land making a limited contribution to the setting of the Green Belt.

The enclosed Landscape Assessment and Green Belt review establishes that the site is:-

- Not covered by any statutory or non-statutory designation (beyond the Green Belt) that would prohibit its development for residential development;
- Considered to be of more limited landscape quality and value when compared to the wider countryside;
- Does not contain important or notable features sensitive to change, and does not form part of a green corridor containing long distance trials of District value (for example the Leeds Country Way and Kirklees Way);
- Part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west; and
- Defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside.

Therefore, the location of the site in combination with the value and disposition of its associated features provides a robust framework to harness development and restrict any encroachment into the surrounding countryside.

- ***The proposed development of the site will have no detrimental effect on the setting and special character of historic features:-***

The site does not form a part of or adjoin any part of the historic settlement or landscape as identified through designation (such as Conservation Area or Historic Park and Garden). The site does not contain any Listed Buildings. At the southern boundary of the site the toll gates at Grange Road are a Grade II Listed structure. The gates form part of the highway infrastructure associated with the lane bound by residential development to the north, limiting any contribution that the site makes to the setting of this asset.

To the north the site is bound by modern development associated with Soothill Lane. Soothill Manor is not a recognised heritage asset and is set within heavily treed ground that limit any relationship between the property and surrounding landscape. To the south St Pauls Church affords a prominent ridgeline location above the rolling pasture fields that fall away from the Hanging Heaton ridge into the local valley setting. The church is a Grade II Listed Buildings and therefore not a heritage asset of the highest significance (NPPF para 132) but it makes an undeniable contribution to the setting of the ridgeline to the south of the site that includes views towards it from the local network of public rights of way.

Whilst the majority of the site is unconstrained by heritage assets (both designated and undesignated) it is important that any development framework considers the setting of St Pauls Church and views towards this asset.

- ***To assist in urban regeneration, by encouraging the recycling of derelict and other urban land:-***

The site is not derelict or other urban land. The site comprises countryside set within a strong framework of built-form, vegetation cover, and landform providing a contained setting. However, it is unlikely that the development needs of the Local Authority will be met through the allocation of derelict or other urban land. This was not the case for the former UDP that allocated large areas of countryside to meet the needs of residential and employment growth. There is no reason to believe that this will have changed and it is therefore important to identify new allocations on land with limited landscape value that make a restricted contribution to the setting of the Green Belt.

The loss of the site from Green Belt would therefore not cause overall harm to the purposes of the Green Belt. The site is part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west and is defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside. Whilst

the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed have the ability to contain development within a framework of settlement, vegetation cover and landform.

This landscape review element of the document has identified that the site is not subject to any major landscape constraints that would prohibit its development. Local constraints have been identified that can be used to inform the identification of an appropriate landscape framework to harness development. These constraints have been identified alongside opportunities for landscape creation/enhancement strategies set out in the landscape framework plan enclosed within the enclosed document.

The landscape constraints can be summarised as:-

- The existing public access routes associated with the site;
- The overhead powerlines crossing the northern half of the site;
- The sloping landform associated with the southern half of the site, and associated views towards the valley setting of St Pauls Church;
- The valley setting of pastoral fields with more traditional built-form (that includes Grange Farm) creating an open landscape setting rising towards St Pauls Church on the opposing ridgeline;
- The treed and wooded appearance of the higher land associated with Soothill Manor that is visible from the wider landscape setting to the east beyond the A653 Leeds Road;
- The lower lying pastoral farmland with more intricate network of native boundary hedgerows at the north-east corner of the parcel of the site located to the south of Soothill Lane; and
- The exposed setting of the north-west boundary of the parcel of the site located to the north of Soothill Lane at Soothill Wood that is viewed from the wider setting of the Howley Beck valley to the north-west.

These constraints have been used to inform the identification of an appropriate landscape framework to the site that has the potential to successfully harness development within it, and secure a number of landscape enhancements. The landscape framework comprises:-

1. The existing framework of built-form, woodland, and landform afforded by the site. The built-form extends to the south and west of the site in the form of the urban fringes of Batley. To the east a continuous line of residential development extends alongside the A653 Leeds Road. To the north built-form is concentrated at the junction with the Leeds Road and Soothill Lane, and at Manor Farm Drive and Solway Road. The site also affords a structured network of woodland cover at its northern boundaries providing further containment/separation with the landscape to the north. In terms of landform the ridgelines to the north-west of the site compartmentalises the landscape creating further separation. In addition the relatively flat nature of the main body of site in combination with the built-form running alongside the A653 Leeds Road further limits any immediate relationship with the more open land to the east. These elements combine to create strong, well-defined and enduring boundaries for development within the site.
2. The site adjoins areas of modern housing development, and is in part contained by linear forms of built-development. This will be further reinforced through the final delivery of the allocated housing development at the western boundary of the site further reinforcing the relationship between the site and settlement;
3. St Pauls Church affords a prominent ridgeline location to the south of the site that is viewed from the southern edges of the site within the context of the rising pastoral land that defined the valley setting. This relatively small area of farmland is valuable to the setting of the church, defined by small fields and a structured network of native boundary hedgerows and tree cover. The traditional stone buildings such as Grange Farm also assist in extending the historic setting of the church and associated landscape into the southern fringes of the site. These pastures and views towards the church should be retained as part of any emerging development framework and linked with the creation of a wider green infrastructure network;

4. The public rights of way crossing the site are clearly an important resource that should be retained and enhanced. Footpath BAT/45 crossing north/south through the site has the potential to become a primary green corridor linking the valley setting to the south of the site with Soothill Hill and associated areas publically accessible woodland. Likewise the public footpath BAT/43 and Sykes Lane should be retained as secondary green corridors linking the settlement with the wider countryside to the east of the A653 Leeds Road;
5. Potential exists to extend the woodland cover at the northern fringes of the site creating three new woodland features that:-
 - a. Reinforce the wooded appearance of the elevated land associated with Soothill Manor, and subsequently restricting development from the higher landform that may become visible from the east;
 - b. Extend the wooded setting of Soothill Wood and create an enhanced landscape presence at this main junction along the A653 Leeds Road; and
 - c. Extend Soothill Wood along the ridgeline at the northern boundary of the site to contain development in views from the north-west.
6. Protect the more structured network of hedgerow cover associated with the lower lying pastoral land at the north-east corner of the parcel of the site located to the south of Soothill Lane. This may be achieved in combination with the creation of new wetland areas forming part of a sustainable drainage system, and new areas of woodland cover; and
7. Create new areas of green space within the site that will make a valuable contribution to the setting of the site and overall morphology of the extended settlement. New green spaces should be strategically located and where possible combined with leisure, recreation, ecological and drainage enhancements to create multifunctional landscapes.

The identified landscape framework was fundamental in guiding the masterplan options for the site and the formulation of the amended development proposals. Through utilising the conclusions of the Landscape & Green Belt Assessment, Barratt Homes have sought to formulate a development which can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

We request that the Council reviews the submitted Landscape & Green Belt Assessment once more to assure themselves that they have fully considered the conclusions raised.

ECOLOGY APPRAISAL

Brooks Ecological Ltd was commissioned by Barratt Homes to carry out an Ecological Appraisal of land off Soothill Lane, Batley.

The appraisal identified that the site encompasses a number of grazing pastures, as well as a small number of arable fields and farm buildings on the eastern edge of Batley. The site supports semi-improved grassland and arable fields, these being species-poor habitats of generally low ecological value. Higher value habitat is associated with hedges and mature trees on site, the majority of which can be retained through development.

The report states that a number of protected species surveys are likely to be required to support any planning submission in the future. Recommended surveys include Bats (activity and roosting), Badgers, Breeding and Wintering Birds.

With regards to potential biodiversity enhancement measures, in line with planning guidance outlined in the NPPF, development should take account of the value of ecosystem services and enhance ecological networks. The following points provide potential enhancements which have been considered in preparing the masterplan for the site:-

- An area of proposed open space could be given over to the development of lowland meadow, a Local Biodiversity Action Plan priority habitat. Meadows support a far greater range plant species than general grazing or amenity grassland and therefore provide areas of much greater ecological value.
- While no detailed plans have yet been drawn up, master plan options could include the provision of areas of standing water, which can be greatly beneficial to local wildlife. The use of SUDS can be a functional means of incorporating standing water features in new developments.
- Where ever possible additional native planting should be incorporated into the master plan. As a minimum this should include the provision of species rich native hedges through the site with the aim of replacing some of the linear features which have been lost to modern farming practices over the years. To further increase the value of any planted hedge lines standard trees could be included as could the sowing of a species rich field layer.
- Modern developments often fail to provide features suitable for use by roosting bats and nesting birds. With this in mind, bat boxes and bird nest features could be easily incorporated into the fabric of new builds.

The document contains a constraints and opportunities for enhancement plan. The identified ecological enhancement measures were fundamental in guiding the masterplan options for the site and the formulation of the amended development proposals.

Through utilising the conclusions of the Ecological Appraisal, Barratt Homes have sought to formulate a development which can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity.

DELIVERABILITY ASSESSMENT

In accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, we believe that the site can be considered as a **Deliverable** residential development site on account of:-

Suitability

The site is located in a suitable location for residential development now. As identified above, a sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities and public transport. A suitable access can be provided from existing highways and there are no technical constraints which would preclude the development of the site for residential use.

Availability

The site is available for development now. The site is available for residential development as there are no legal or ownership constraints as Barratt Homes have an interest in the site and by virtue of this and previous submissions are expressing an intention to develop the site for residential use.

Achievability

A viable housing development can be delivered on the site within the next 5 years. Barratt Homes are seeking to develop the site for residential use. Prior to the progression of development sites they undertake a thorough marketing and economic viability assessment for each site, including an assessment of any site specific abnormal costs. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years.

Deliverability Conclusion

The site can be considered a deliverable residential development site and its release would deliver a number of significant economic, social and environmental benefits as identified above.

Our assessment findings in relation to the site’s deliverability corroborates the Council’s own assessment undertaken in their 2014 Strategic Housing Land Availability Assessment (SHLAA). The SHLAA was prepared as part of the evidence for the Publication Draft Local Plan and identifies that the northern parcel (Ref.213 & Ref.214) and southern parcel of the site (Ref.223) both scored “Green” in respect of suitability, availability and achievability.

A rating of “Green” is identified in the SHLAA as “*indicating no or few constraints*”. Accordingly, the Council’s own SHLAA conclusion for each assessed parcel of the site was that they are considered deliverable residential development sites “*with no or few constraints, or where any constraints can be overcome in the relevant timeframe and which could contribute to the supply of housing in the short term (0- 5 years)*”.

DELIVERY TIMESCALES

Due to the site’s location within the Green Belt we envisage that a planning application for the proposed development could be submitted to the Council by summer 2018, following the predicted adoption of the Local Plan in early 2018.

Taking into account the proposed submission date, and any further delays associated with the adoption of the Local Plan, it is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2019/20. Other than the delivery of the site’s initial access infrastructure there are no other major infrastructure works that need to take place prior to the commencement of delivery of new homes on the site. Accordingly, the development will commence within a year of the submission of the planning application. Due to the site’s size there would be two development/selling outlets delivering new homes at the site simultaneously. It is therefore anticipated that the development will deliver a yield of at least 60 homes annum.

The table below provides the site’s cumulative dwelling delivery projection per annum that the Council can use within their housing trajectory.

Year	No. of Homes Cumulatively
2018/2019	0
2019/2020	30
2020/2021	90
2021/2022	150
2022/2023	210
2023/2024	270
2024/2025	330
2025/2026	390
2026/2027	450
2027/2028	500

The identified areas of public open space and woodland planting will be delivered commensurate with the progression of the development and made available for use at an agreed point with the Council.

The development proposals can therefore deliver significant benefits to Batley within a five-year period alongside making a significant contribution to the Council’s ongoing 5 year housing land supply requirements.

MEETING THE DISTRICT'S FUTURE HOUSING NEEDS

As identified above, we believe that additional housing allocations to those currently proposed by the Council will need to be identified in order to meet the District's housing needs over the proposed plan period.

It is our view that future versions of the Kirklees Local Plan should seek to deliver **2,076 homes per annum** as its baseline Objectively Assessed Need (OAN). This is associated with a pro-rata 20% uplift in the Council's identified annual housing requirement (1,730 homes per annum) in order to take into account the District's identified affordable housing need of 1,049 homes per annum.

Over a 21-year plan period (2013-2034), to allow for the delivery of a 15-year plan period post adoption, this would equate to a total figure of **43,596 homes**, which would be an increase of **7,266** homes against the Council's current baseline position for the same period (which equates to 36,330 in total). Or more specifically, an increase of **12,456** homes against the Council's OAN requirement of **31,140** homes over the Council's current plan period 2013-2031.

When the proposed level of windfalls (4,950) are removed from the current identified housing land supply and requirements are increased by 180 homes for demolitions/change of use/conversions for our extended plan period and 1,620 homes associated with a 5% flexibility rate for site allocations, we have identified the need for the Council to provide housing allocations to meet the requirement for **40,856** new homes. This figure equates to **19,532** more homes than the 21,324 homes which the Council's current identified land allocations are proposed to deliver.

Even if we place the predicted windfall allowance back into the supply calculations (5,400 over our plan period), there would still be a need to identify **14,132** more homes than that currently proposed as identified housing land allocations in order to meet, in full, Kirklees' objectively assessed housing needs.

Furthermore, our client also objects to the level of safeguarded land which is proposed within the Publication Draft Local Plan. We believe that an additional 10 years' worth of potential development land designated as Safeguarded Land would be considered appropriate given the character of the District in order to provide a total 25-year period from adoption to ensure Green Belt permanency. On the basis of our identified annual housing land requirement of 2,076 homes, this would equate to a need to designate 20,760 homes as safeguarded land, an additional **15,310** homes to that currently proposed by the Council.

Unless future versions of the Local Plan are amended to take into account this figure, we would not consider the document to be positively prepared, justified, effective and consistent.

In addition, it is important to identify here that the Council have removed the Sub-Area housing distribution targets from the Publication Draft Local Plan.

Within our previous representations for the Soothill Lane, Batley site, we undertook an assessment of the deliverability of proposed housing allocations within the Batley & Spen Sub-Area, focusing on those of circa 100 homes in size, those which are existing UDP housing allocations and those which are currently located within the Green Belt.

However, on account of the removal of the Sub-Area housing targets from the Publication Draft Local Plan, we now consider it appropriate to include a similar assessment of the proposed housing allocations located in the Dewsbury & Mirfield Sub-Area, given that they largely share the same housing market area.

The full deliverability assessment tables for each Sub-Area are appended to this letter.

The appended tables provide further evidence to justify the release of the Soothill Lane, Batley site in order to meet the District's housing needs. The enclosed deliverability assessment of a selected number

of draft housing allocations has identified a potential **shortfall of 2,399** homes against those currently identified by the Council in the Batley & Spen and Dewsbury & Mirfield Sub-Areas. Accordingly, the Soothill Lane, Batley site can meet a significant proportion of this shortfall through the delivery of 500 homes, including 100 affordable homes.

Importantly, of the 3,371 deliverable homes identified in our assessment, 1,556 homes are identified as being delivered from existing Kirklees UDP housing allocations. Allocations which are now 17 years old and thus we have serious concerns over the deliverability of these sites. Should these sites prove to be un-developable then this would increase the potential shortfall from those sites assessed above to 3,404 homes. Which we believe provides further weight towards the need to allocate additional deliverable sites such as the Soothill Lane, Batley site.

In conclusion it is our clear view that the Council should identify the Soothill Lane, Batley site as a draft housing allocation within future versions of the Kirklees Local Plan in order to contribute to the potential shortfall of homes on account of:-

- The level of proposed quantum of allocations identified within the Strategy & Policies document being too low.
- As there are deliverability concerns associated with a number of the current draft allocations located within the Batley & Spen Sub-Area and the Dewsbury & Mirfield Sub-Area.

There is, therefore, a compelling case for the release of additional land as housing allocations within the emerging Kirklees Local Plan in order to meet the District's full objectively assessed housing needs. Sites such as our client's development proposals at Soothill Lane, Batley can make an important contribution to meeting these needs.

FURTHER TECHNICAL WORK

The conclusions of the further technical work that have been undertaken at this point are included within the enclosed promotional report. Initial survey work undertaken by our client in respect of the site's development have not identified any issues that would adversely impact on the site's deliverability.

However, our clients would be willing to undertake further, more detailed, assessments of the local highway and drainage networks in order to demonstrate that there are no technical constraints that would preclude the development of the site.

In respect of transport matters, it should be noted that the impact of the development proposals on the highway network would be less than that of other proposed housing allocations within vicinity of the site.

CONCLUSIONS

On the basis of the information provided within this letter, and the enclosed documentation, we respectfully request that the site be considered as a potential housing allocation in future versions of the Kirklees Local Plan.

The proposed development can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

We believe that the proposed number of homes to be delivered at this site are required to meet both the Sub Area's and District's housing needs. The development also provides the opportunity to facilitate the delivery of a significant number of environmental benefits.

No other site presently allocated within the Batley area can deliver a comprehensive landscape led development of market and affordable housing within the first 5 years of the plan, alongside the proposed substantial level of community and green infrastructure.

The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site.

The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

Should you require any further details or clarification on the content of this letter please do not hesitate to contact me.

Yours sincerely,



PAUL BUTLER

Director

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Enc.

JRP - Promotional Report & Masterplan – December 2015
Golby & Luck - Landscape & Green Belt Review – September 2015
Brooks Ecological – Ecological Appraisal -- September 2015

Batley & Spennethorpe Sub Area – Site Deliverability Assessment					
Site Ref	No. Dwellings	Existing Use	Kirklees SHLAA	BDW Comments	BDW No. Dwellings
H69 - Merchant Fields, Hunsworth Lane, Cleckheaton	413	Green Belt	0-5 Years & 359 Dwellings	Site looks to have no technical issues and is well located in respect of settlement form.	359
H758 - Land off, Soothill Lane, Lower Soothill, Batley	393	UDP Housing Allocation	6-10 Years & 403 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. BDW have reviewed the site previously to consider its development. Due to the site's topography, it was not considered to be an achievable residential development site due to significant abnormal costs. Should the site come forward we would advise that less than 50% of the site's area is developable.	200
H323 – Land to the west and south of Lady Anne Business Park, Lady Anne Road, Soothill, Batley	97	UDP Housing Allocation	6-10 Years & 59 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies potential access issues associated with the beck to the east. Parts of the site also lie within Flood Risk Zones 2 & 3. Due to constraints, we have used the SHLAA capacity as a precaution.	59
H760 – Land Adjacent, Halifax Road, Staincliffe	23	UDP Housing Allocation	6-10 Years & 19 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies issues associated with the low market strength and neighbouring issues.	23
H138 – Land South of Mill Street, Birstall, Batley	262	UDP Employment Allocation	0-5 Years & 229 Dwellings	Subject to the Council providing sufficient justification that the existing employment allocation is no longer	262

				needed, given the draft Local Plan seeks to safeguard employment sites, then BDW have no comments. However, the site also has an existing playing pitch located within it and thus this use would need to be either retained; relocated; or evidence provided that it was no longer needed.	
H531 - Land south west of, Soureby Cross Way, East Bierle	59	Green Belt	0-5 Years & 49 Dwellings	No identified constraints.	59
H761 - Land Adjacent, Raikes Lane, Birstall	75	UDP Housing Allocation	6-10 & 70 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies issues in respect of access and the conservation area.	75
H796 – Land Adjacent, Old Lane, Birkenshaw	28	UDP Housing Allocation	6-10 Years & 34 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies issues in respect of 3 rd party landownership in respect of the access. Which renders the site potentially unavailable.	0
H218 – Bluehills Farm, Whitehall Road West, Birkenshaw	123	Green Belt	6-10 Years & 99 Dwellings	The SHLAA identifies concerns in respect of problems of noise from the motorway, electric lines and of high-level of contamination on part of site. Site lies in a prominent position in respect of the landscape with no northern defensible boundary and thus would have a greater impact on the Green Belt than the Soothill Lane, Batley site.	123
H508 – Land to the west of Whitechapel Middle School, Whitechapel Road, Cleckheaton	170	Green Belt & POL	0-5 Years & 111 Dwellings	SHLAA identifies possible issues associated with noise and air quality. Due to constraints, we have used the SHLAA capacity as a precaution.	170

H762 – Land Adjacent to Rooks Avenue, Cleckheaton	58	UDP Housing Allocation	6-10 & 50 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time.	58
H810 - Land Adjacent, Moorfield Avenue, Scholes, Cleckheaton	17	UDP Housing Allocation	Site Not Identified in the SHLAA	As the site isn't included within the SHLAA there is no available evidence to assess in respect of the site's current position. The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. What technical justification is available for the delivery of homes above an underground reservoir.	17
MX3349 - Land Adjacent, Westgate, Cleckheaton	223	UDP Housing Allocation	6-10 Years - Site with Outline Planning Permission for 217 Homes	Southern parcel of the site located within Flood Risk Zones 2 & 3. Also, there looks to be existing employment uses on the site currently. This may be the reason why the site hasn't come forward over the 17 years it has been allocated. Due to the above and the lapsing of the outline planning approval (hence the site's identification as an allocation and not an existing consent) it is our view that the site cannot be considered developable.	0
H783 – Land Adjacent, Dale Lane, Heckmondwike	17	UDP Housing Allocation	6-10 Years & 15 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time.	17
H198 – Land to the South of, Second Avenue, Hightown, Liversedge	125	Green Belt	6-10 Years & 101 Dwellings	No identifiable constraints other than potential housing market issues.	125
H278 – Land Off, Lands Breck Way, Liversedge	27	UDP Housing Allocation	0-5 Years & 17 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. SHLAA capacity used as a precaution.	17

H442 - Land between, Richmond Park Avenue and Sunnyside Avenue, Roberttown	250	Green Belt	0-5 years & 6-10 years – 237 Dwellings	The SHLAA identified potential issues associated with contamination in the north of the site and overhead powerlines cross the site. Potential issues of coalescence may exist as well.	250
H591 - Land to the west of Cliffe Mount, Ferrand Lane, Gomersal	135	Green Belt	0-5 Years & 105 Dwellings	The site assessment identifies 3 rd part land issues associated with site access. Unless evidence is provided that this issue has/can be overcome then the site isn't currently available. The SHLAA identifies potential topographical issues. SHLAA capacity used as a precaution.	0
LPA Total	2,495			BDW Total	1,814

Dewsbury & Mirfield Sub-Area – Site Deliverability Assessment					
Site Ref	No. Dwellings	Existing Use	Kirklees SHLAA	BDW Comments	BDW No. Dwellings
H2089 - Land to the south of, Ravensthorpe/Lees Road, Dewsbury	2,310	UDP Housing Allocation, Provision Open Land & Green Belt		We are concerned that the site will simply not prove deliverable due to the number of constraints identified by the Council, multiple land ownerships and also concerns in respect of the housing market in this area of the District and the desire of national housebuilders to build homes at the required scale at the site. Evidence of the concern associated with the market strength of the site is visible through the fact that an element of the site has benefited from an existing UDP allocation for 17 years and remained undeveloped at this time.	Maximum 1,000 in the Plan Period
MX1929 - Land at, Slipper Lane, Leeds Road, Mirfield	166	UDP Employment Allocations	6-10 years;11-15 years & 189 Dwellings	Subject to the Council providing sufficient justification that the existing employment allocation is no longer needed, given the draft Local Plan seeks to safeguard employment sites, then BDW have no comments. The site scored poorly in the SHLAA on account of the desire for the site to be retained in employment use.	166
H307 - Land to the east of, Long Lane, Earlsheaton, Dewsbury	15	Green Belt	11-15 Years & 16 Dwellings	The Council's assessment identifies issues associated with Flood Risk Zone 3 and a UK BAP habitat area. The SHLAA scores the site poorly due to there being access constraints.	0

H813 – Chickenley Lane/School Street, Chickenley, Dewsbury	49	UDP Housing Allocation	Outline Planning Permission for 44 dwellings.	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The fact that a previous planning consent has now lapsed at the site (as the site is considered as an allocation and not included as an extant permission) provides further weight to question the deliverability of the site.	0
H2148 – Providence Street, Earlsheaton, Dewsbury	30	UDP Housing Allocation	6-10 Years & 52 Dwellings in total (2 sites)	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The Council's assessment identifies issues associated with a UK BAP habitat area. The SHLAA identifies issues associated with contamination. There are two landowners which could be another reason for the site failing to come forward.	0
H776 – Oxford Road, Dewsbury	26	UDP Housing Allocation	6-10 Years & 19 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. SHLAA capacity used as a precaution.	19
H778 - Land off Huddersfield Road, Dewsbury	11	UDP Housing Allocation	0-5 Years & 11 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The Council's assessment identifies issues associated with flood risk, noise and contamination. SHLAA capacity used as a precaution.	11

H269 – Land north west of, Forge Lane, Thornhill Lees, Dewsbury	93	Existing Employment Use	6-10 Years & 74 Dwellings	Subject to the Council providing sufficient justification that the existing employment allocation is no longer needed, given the draft Local Plan seeks to safeguard employment sites, then BDW have no comments. The Council's assessment identifies issues associated with bats, noise and contamination. SHLAA capacity used as a precaution.	74
H1660 - Land east of, Heckmondwike Road, Dewsbury Moor, Dewsbury	62	Provisional Open Land	6-10 Years & 48 Homes	Third party land may be required to achieve drainage solution & Potentially contaminated land. Identified low market area. Given the site's current designation as POL we would question what the site has not been brought forward already unless the identified constraints could not be overcome.	0
2646 - Lock Street, Thornhill, Dewsbury	104	Employment Site	No SHLAA Reference	Third party land required for access & potentially contaminated land. What evidence is there providing sufficient justification that the existing employment allocation is no longer needed.	0
H46 - Land to the South West of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross	206	Green Belt	11-15 Years – 204 Dwellings	The SHLAA identified that the site is located on level 1 potentially contaminated land and a former a landfill site. Subject to the Council providing sufficient justification that the existing the identified landfill/contamination issues can be overcome then BDW have no comments.	206
H40 – Land to the south west of, Sheep Ings Farm, Granny Lane, Mirfield	74	Green Belt	0-5 Years & 48 Dwellings	The Council's assessment identifies issues associated with flood risk zones 2 & 3 and gas zones. No capacity has been identified as a precaution due to the flood risk area located on the northern boundary of the site where the access would be taken from.	0

H205 – Land East of Slipper Lane, Mirfield	21	Green Belt	0-5 Years & 12 Dwellings	Site can only be considered suitable in respect of settlement form following the development of Site Ref.MX1929	21
H333 - Land to the east of, Northorpe Lane, Mirfield	48	Green Belt	11-16 Years & 157 Dwellings – Part of a larger site area.	SHLAA identifies issues associated with access constraints. Our review of the site corroborates this view. No dwellings have been included in our assessment until an access position can be identified.	0
H794 – Flash Lane, Mirfield	60	UDP Housing Allocation	6-10 Years & 67 Dwellings	The site’s allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site’s deliverability. If it was deliverable, then why has the site not come forward over this time. SHLAA identified issues in respect of contamination.	60
LPA Total	3,275			BDW Total	1,557

Land at Soothill, Batley

Landscape and Green Belt Review

Client: Barratt Homes

Date: September 2015

Ref: GL0422



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CONTENTS

1	INTRODUCTION.....	1
2	SITE CONTEXT AND DESCRIPTION.....	3
3	LANDSCAPE PLANNING CONTEXT.....	9
4	CHARACTER AND APPEARANCE.....	17
5	GREEN BELT SETTING.....	29
6	LANDSCAPE FRAMEWORK.....	33

FIGURES

GL0422 01	Site Context
GL0422 02	Site Location
GL0422 03	Landscape Planning Context
GL0422 04	Topography
GL0422 05	Landscape Character
GL0422 06	Photographic Views 1 & 2
GL0422 07	Photographic View 2
GL0422 08	Photographic Views 3 & 4
GL0422 09	Photographic View 4
GL0422 10	Photographic Views 5 & 6
GL0422 11	Photographic View 6
GL0422 12	Photographic Views 7 & 8
GL0422 13	Photographic Views 8 & 9
GL0422 14	Photographic Views 11, 12 & 13
GL0422 15	Photographic Views 13, 14 & 15
GL0422 16	Photographic Views 16, 17 & 18
GL0422 17	Photographic Views 18, 19 & 20



GL0422 18 Analysis Plan

GL0422 19 Landscape Framework Plan



1 INTRODUCTION

- 1.1 This Landscape and Green Belt Review has been carried out by Golby + Luck Landscape Architects following instruction by Barratt Homes to evaluate in landscape and visual terms land at Soothill Batley (the site), and the subsequently consider its contribution to the surrounding Green Belt and identify any likely constraints and opportunities relevant to an emerging development strategy.
- 1.2 The following review is not a formal assessment of landscape and visual effects but does take into consideration the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA).
- 1.3 This review is supported by a series of drawings that identify:
- Site location and context;
 - Landscape planning context;
 - Landscape character; and
 - Topographical relationship.
- 1.4 This review also includes a series of representative views that have been taken from publically accessible locations including the public highway, public rights of way, and public access land. Site work was carried out during August 2015 with full leaf cover.
- 1.5 In the production of this review reference has been made to the following documents and information:
- National Planning Policy Framework 2012 (NPPF);
 - Kirklees Unitary Development Plan (saved Policies 2007);
 - Kirklees District Landscape Character Assessment (LUC 2015);
 - Kirklees Conservation Area maps
(<https://www.kirklees.gov.uk/business/conservation/areas-list.aspx>)
 - Kirklees public rights of way online mapping
(<http://map.kirklees.gov.uk/publicrightsofway/map.aspx>)
 - DEFRA MAGIC environmental database
(<http://magic.defra.gov.uk/MagicMap.aspx>)
 - Historic England - The National Heritage List for England
(<http://list.historicengland.org.uk/mapsearch.aspx>)



- Ordnance Survey Information Explorer 1:20,000 and Street Plus 1:10,000; and
- Google Earth aerial photography.

1.6 This report seeks to identify and appropriate landscape framework for development within the site informed through the consideration of relevant landscape and Green Belt issues. This framework is set out on the Landscape Framework Plan, see **GL0422 19**.



2 SITE CONTEXT AND DESCRIPTION

Site Context

- 2.1 The site covers an area of land extending to approximately 54 hectares of land to the south of Soothill Lane, and approximately 13.5 hectares of land to the north of Soothill Lane, see **GL0422 01** and **02**.
- 2.2 The site is located to the east of Batley set between the settlement edge at Soothill to the west and the developed section of the B653 Leeds Road that extends between Chidswell and Woodkirk to the east. To the north the site is contained by the wooded setting of the restored landfill site (now forming part of Soothill Wood) just to the south of the Howley Park Quarry. To the south the site extends up to Grange Road, just to the north of Challenge Way and Hanging Heaton.
- 2.3 Batley, Liversedge, Dewsbury and Ossett are a series of conjoined settlements located to the south of Leeds set between the M62 to the north and Calder Valley to the south. Batley is located between Birstall to the north and Dewsbury to the south. To the west is Liversedge, and to the east and north-east is open farmland currently designated as Green Belt land between Batley, the M62 and Morley beyond to the north, and West Ardsley, see **GL0422 03**.
- 2.4 Up until the late 19 Century Batley and Dewsbury were separate settlements eventually becoming conjoined by the end of the 19th Century through their extension alongside the London & North Western Railway.
- 2.5 Hanging Heaton, Shaw Cross and Chidswell were again all separate settlements to the east of Batley, with Shaw Cross located central to the Great Northern Railway Chickenley Heath Branch that has since been replaced by the B6128 Challenge Way to the south of the site. These settlements now form what are essentially the outer suburbs of the settlement.
- 2.6 Soothill Upper and Lower Soothill extended between Grange Road to the south and Soothill Wood to the north bound by the Beeston and Batley branch of the Great Northern Railway. Soothill Wood Colliery was located at Lower Soothill just to the north of Soothill Lane. Soothill Colliery was located to the south at Soothill Upper just to the north of Grange Road.



- 2.7 The Post War era saw the rapid expansion of Batley and Dewsbury to resemble the largescale urban areas that are evident today, with more limited development through the 1960's and 1970's that included the residential development to the north of Soothill Lane, and the residential expansion of Chidswell. Industrial expansion through the 1990's saw the development of the Grange Road Industrial Estate followed by the delivery of Challenge Way linking between Grange Road and Shaw Cross.
- 2.8 In terms of infrastructure, the southern fringes of Leeds to the north of the site are bound by the M62. To the east the M1 motorway crosses the farmland between East Ardsley and Ossett. To the east of the site the A653 Leeds Road connects Batley and Hanging Heaton and Chidswell with West Ardsley. To the north Soothill Lane connects Batley with West Ardsley, Kirkhamgate and Wakefield. To the north-west the B6123 Scotchman Lane connects Batley with Morley.
- 2.9 In terms of land use, beyond the settlement the wider land use is predominantly farmland most of which is maintained in arable production. Field sizes and patterns vary from larger more geometric fields associated with flatter land to smaller irregular fields where the landform becomes more varied. To the north of Soothill Lane the landscape has been modified through both historic and existing land uses that include mining, landfill and stone quarrying. The landfill site has since been restored and now forms part of Soothill Wood to the north of the site. Further north is Howley Hall Golf Club.
- 2.10 To the north-east of the site Ardsley Reservoir sits at the head of the Bushy Beck valley just to the north of Haigh Hall Spring Wood.
- 2.11 In terms of vegetation cover, the wider farmland is predominantly defined by low clipped native field boundary hedgerows with limited tree cover. There are a number of significant woodland blocks within the study area that include Soothill Wood to the north of the site, Dum Wood and Dogloitch Wood to the east, and Morley Spring Wood and Birkby Brow Wood to the north-west. Within the valley setting to the north-west and south-east of the site there is an increase in tree and woodland cover associated with Howley Beck and Bushy Beck respectively.
- 2.12 In the more immediate context of the site Soothill Wood defines its northern boundary (in part). To the west the heavily treed setting of Soothill Manor creates a wooded appearance to the hill top. To the south the more intimate pastoral landscape to the south of Grange Road with associated tall hedgerows and tree cover creates a more wooded appearance to this part of the landscape than actually exists. This is further



accentuated by the treed sections of cutting associated with Challenge Way that was once part of the former railway network.

- 2.13 In terms of landform and water features, the site is located on a local ridgeline running north to south separating the Howley Beck and Batley Beck valley to the west from the Hey Beck and Bushy Beck valley to the east, see **GL0422 04**. Both valleys form part of the catchment to the Calder Valley with the River Calder running through Dewsbury to the south of the site.
- 2.14 Soothill and Hanging Heaton are local highpoints at 143m above ordnance datum (AOD) and 138m AOD respectively. The land to the north of the site continues to rise through the suburbs of Leeds towards Dartmouth Park in Morley at 176m AOD.
- 2.15 To the east of the site the landform falls gently towards Bushy Beck at a low point of 54m AOD at the boundary with the M1. To the north-west the landform falls steeply from Soothill towards Howley Park Farm where the setting of Howley Beck is characterised by a number of incised valleys with wooded sides.
- 2.16 In terms of access, there is an extensive network of public rights of way associated with the wider farmland beyond the settlement, see **GL0422 01** and **02**. To the north of the site the Leeds Country Way follows Howley Beck passing to the south of Howley Park Quarry and continuing east along Hey Beck before heading north towards Ardsley and Haigh Hall Spring Wood. To the west of the site the Kirklees Way follows the base of the Soothill passing through Hanging Heaton and continuing south towards Dewsbury and the River Calder.
- 2.17 In terms of designations, the wider farmland setting between Batley/Dewsbury/Ossett to the south-west and the south-east fringes of Leeds to the north-east is designated as Green Belt. To the south of the site a narrow limb of Green Belt land extends deep into the settlement towards the centre of Dewsbury. Further south a second broader arm of Green Belt land extends into the built-up area between Chidswell and Ossett, see **GL0422 03**.
- 2.18 Within the built-up area the historic centres of Batley and Dewsbury are designated as Conservation Areas. The Batley Conservation Areas are relatively large covering broad areas of the settlement between the town centre and Upper Batley to the north, and extending west to cover Cross Bank and the cemetery site south of St Marys Roman Catholic Church.



- 2.19 Beyond the designated Conservation Areas there are relatively few Listed Buildings, see **GL0422 03** for Listed buildings within 2km of the site. The closest Listed Building to the site is the Grade II toll gates outside Toll Bar Cottage to the south of Grange Road. To the south-west there are a number of Grade II Listed Buildings associated with the northern fringes of Hanging Heaton, including the visually prominent St Pauls Church set high on the ridgeline. To the north-east there is a collection of Listed Buildings at the Church of St Mary to the north of Woodkirk.
- 2.20 To the north-west of the site are the remains of Howley Hall that was a 16th Century country house and gardens. Whilst the house has gone the site is designated as a Scheduled Ancient Monument (ref:1016323).
- 2.21 Beyond the site there are a number of sites of local wildlife value that include Birkby Brow Wood and Morley Spring Wood to the north-west; Soothill Wood to the north; and Scargill Wood, Dum Wood, and Dogloitch Wood. To the north-east Ardsley Reservoir is also a site of local wildlife value.
- 2.22 The land within the Leeds Unitary Authority Area surrounding Ardsley Reservoir is designated as a Special Landscape Area (SLA). To the north of the land between Haigh Moor and West Ardsley is designated as Other Protected Open Land.
- 2.23 Within the surrounding built-up areas there are a number of protected green spaces.
- 2.24 Beyond the Green Belt designation the site is not covered by any landscape designation that would suggest an increased value or sensitivity, or statutory/non-statutory designation that would prohibit its development.

Site Description

- 2.25 The site comprises two separate land parcels, see **GL0422 02**. Parcel A is located to the south side of Soothill Lane covering approximately 54 hectares of farmland maintained as a mixture of arable and pasture. Parcel A is bound to the north by Soothill Lane and associated ribbon development that includes Soothill Manor, Croft House Farm and the modern properties extending along the eastern section of the lane. To the east Parcel A is bound by the A653 Leeds Road with continuous modern residential development to both sides. To the south Parcel A is bound by Grange Road and a small section of the Grange Road Industrial Estate at the south-west corner. Beyond Grange Road is the



sports ground at Chidswell and open pasture land that rises towards Hanging Heaton and St Pauls Church. To the west Parcel A is bound by sections of fragmented hedgerow and fencing, beyond which are wider areas of farmland, part of which have been allocated for housing development.

- 2.26 Vegetation cover within Parcel A is generally limited to the native boundary hedgerows that are low cut and fragmented in sections. Hedgerow cover becomes stronger to the north-east corner of Parcel A where field sizes reduce and pattern becomes more irregular.
- 2.27 The landform within Parcel A falls from the north-west boundary with Soothill Manor at approximately 125m AOD to the eastern boundary with the A653 Leeds Road at approximately 115m AOD. To the south Parcel A falls at a steeper gradient from approximately 115m AOD at the alignment of public footpath BAT/43 towards the southern boundary with Grange Road at approximately 90m AOD.
- 2.28 To the north of Parcel A an overhead powerline crosses the site, passing between Soothill Manor and Croft House Farm at the northern boundary before turning east towards the boundary with the A653 Leeds Road.
- 2.29 To the south of Parcel A Grange Farm is located at the junction between Sykes Lane (BAT/44 and DEW/148) and public bridleway BAT/45. The farm comprises a series of stone dwellings with associated yards and outbuildings.
- 2.30 The only water feature within Parcel A is an open drain crossing between Soothill Lane and the B653 Leeds Road at the north-east corner of the site.
- 2.31 Parcel B is located to the north of Soothill Lane comprising three rectilinear arable fields that extend to approximately 13.5 hectares. To the north the majority of the land parcel boundary is defined by the wooded setting of the restored landfill site, with the exception of the north-west boundary that is open to the northern ridgeline associated with Soothill. To the west Parcel B is bound by the modern settlement associated with Manor Farm Drive and Solway Road. To the south Parcel B is boundary by Soothill Lane and associated ribbon development. To the east Parcel B is bound by Soothill Wood, a small commercial development, and the residential properties adjoining Soothill Lane.
- 2.32 The field boundaries within the site are generally defined by low fencing with some evidence of remnant hedgerows. Beyond these boundaries there are no other internal



features beyond the section of overhead powerline crossing the land parcel between Soothill Manor and Croft House Farm.



3 LANDSCAPE PLANNING CONTEXT

3.1 The site is located within the jurisdiction of Kirklees Metropolitan Council (the Local Authority). Relevant landscape planning policies are set out in the Kirklees Unitary Development Plan (Saved Policies 2007), see **GL0422 03**.

National Planning Policy Framework 2012 (NPPF)

3.2 The Department for Communities and Local Government issued the National Planning Policy Framework in March 2012. The Framework states at paragraph 14:

*“At the heart of the National Planning Policy Framework is a presumption in **favour of sustainable development**, which should be seen as the golden thread running through both plan-making and decision-taking.*

For **plan-making** this means that:

- *Local planning authorities should positively seek opportunities to meet the development needs for their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this framework indicate development should be restricted*

For **decision-taking** this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*



- *Specific policies in this Framework indicate development should be restricted.”*

3.3 The 12 core planning principles are set out at Paragraph 17, those relevant to landscape issues include:

- *“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings;*
- *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *Contribute to the conserving and enhancing of the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*

3.4 At Section 7 ‘Requiring good design’ the Framework states in paragraph 58 that planning policies and decisions should aim to ensure that developments:

- *“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green*



and other public spaces as part of developments) and support local facilities and transport networks;

- *Respond to local character and history, and reflect the identity of local and surrounding materials, while not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping."*

3.5 At Section 8 'Promoting healthy communities' the Framework states in paragraph 69 that planning policies and decisions should aim to achieve places that promote:

- *"Opportunities for meeting between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*
- *Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and*
- *Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continued use of public areas."*

3.6 In relation to Public Rights of Way paragraph 75 states:

"planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

3.7 At Section 11 'Conserving and enhancing the natural environment' the Framework in paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by:



- *“Protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *Recognise the wider benefits of ecosystem services;*
- *Minimise impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline of biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *Preventing both new and existing development from contributing to or being at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

3.8 The Framework states at paragraph 110 that:

“In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.”

3.9 Paragraph 115 specifically references landscape categories for which great weight should be attached to their protection, the NPPF states:

“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”

3.10 The site does not form a part of any such landscape designation and for that reason paragraph 115 is not engaged.

3.11 Paragraph 117 also addresses minimising impacts on biodiversity and geodiversity, and in relation to landscape issues states that planning policy should:



“plan for biodiversity at a landscape-scale across local authority boundaries.”

- 3.12 Paragraph 118 addresses the conservation and enhancement of biodiversity and states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a number of principles, one of which states:

“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.”

- 3.13 The site does not contain or adjoin any irreplaceable habitats and its development is therefore unlikely to result in the loss or deterioration of any such assets.

- 3.14 At Section 12 ‘*Conserving and enhancing the historic environment*’ the Framework in paragraph 126 states that local planning authorities should take into account:

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *The desirability of new development making a positive contribution to local character and distinctiveness; and*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 3.15 The site does not contain any designated or identified heritage assets. The nearest identified assets are the listed toll gates at Grange Road just to the south of the site and the Grade II listed St Pauls Church located on the ridgeline above Grange Road.

- 3.16 The site currently forms a part of the wider area of Green Belt land set between Batley and Leeds. Section 9 of the Framework sets out policy in relation to the protection of Green Belt land. In paragraph 79 the Framework states:



“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

3.17 Paragraph 80 of the Framework continues by setting out the five purposes of the Green Belt, stating:

- *“to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

3.18 Paragraph 81 of the Framework continues by stating:

“Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

3.19 It is important to note that whilst Green Belt provides the function of restricting urban sprawl they do not seek to identify landscapes of particular character or value. The land within the Green Belt may be of limited character and value, or alternatively a rare landscape of high value, but this is of no concern to this purely functional planning designation.

3.20 As part of the emerging Local Plan process and identification of potential development sites the Local Authority will need to review its surrounding Green Belt to secure new development allocations in the most appropriate and sustainable locations. This review seeks to demonstrate the potential of this site through the identification of a landscape framework to harness development limiting any likely adverse effect on the character and appearance of the countryside, and the purposed of the Green Belt.



Kirklees Unitary Development Plan (Saved Policies 2015)

- 3.21 The primary planning designation covering the site and local landscape setting is Green Belt. Green Belt policy was controlled under Policy D8 of the UDP. Following the review of the UDP in 2007 Policy D8 was not saved with reliance on the existing national planning guidance PPG2. This has subsequently been replaced by the NPPF with policies relevant to the Green Belt having already been set out.
- 3.22 Beyond the Green Belt policy the UDP also sets out Development Framework policies relating to Urban Green Space, Open Land, and Green Corridors. The site does not form a part of any such designation as shown on the UDP plan.
- 3.23 The UDP sets out a number of policies relating to the landscape and natural environment. Policies NE1 and NE2 have not been saved. Policy NE3 is concerned with the protection of Site of Special Scientific Interest (SSSI) and Policy NE4 the protection of Site of Wildlife Significance. The site does not contain or adjoin any such designation.
- 3.24 Policy NE5 is concerned with the protection of wildlife corridors as identified in the UDP. The site does not contain or adjoin an identified wildlife corridor. However, there is potential to create/enhance existing green space as part of a development proposal to become or contribute to the value of existing wildlife networks.
- 3.25 Policy NE6 is concerned with the protection of Water and Wetlands. As already identified the site does not contain any such features.
- 3.26 Policies NE7 and NE8 are not saved. Policy NE8a is concerned with the visual setting of the Peak District National Park. The site is approximately 20km to the north of the Peak District National Park and it is therefore unlikely that the development of the site for residential or commercial uses is likely to have any discernible visual effect on its setting.
- 3.27 Policy NE9 is concerned with the protection of trees and woodland cover. The site contains few trees and no woodland cover. However, its boundaries are defined by sections of woodland cover and mature trees that will have to be taken into consideration as part of any development proposals (both above and below ground).
- 3.28 Policy H18 is concerned with the provision of open space within housing development. The policy required new development exceeding 0.4 hectares to provide a minimum rate of 30sq m per dwelling of open space. The arrangement of open space is to be



determined by the physical characteristics of the site, and requirements for access and drainage.

- 3.29 The Local Authority is in the process of drawing up a new Local Plan in accordance with the Local Development Scheme (LDS) published in 2014. The LDS identifies an adoption date of late 2017 for the new Local Plan.
- 3.30 As part of this process the Local Authority has an emerging evidence base to support the Local Plan process that includes the Kirklees District Landscape Character Assessment. This is considered in detail in the following section of this review.



4 CHARACTER AND APPEARANCE

4.1 The following section of this review considers the existing character and appearance of the site and surrounding landscape. When considering character a number of published landscape character documents have been referenced alongside a more detailed consideration of the site and its local setting.

4.2 When considering the appearance of the site and wider landscape setting a number of representative views have been identified that provide an accurate representation of the visual setting of the site. Views have been taken from publicly accessible locations.

Landscape Character

4.3 At a national level, Natural England has divided England into 159 character areas with Batley and the site located at the boundary between two National Character Areas (NCA). To the north-east the site and wider farmland setting between Batley and Leeds are located in NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. To the south-west the wider settlement and Dewsbury to the south are located in NCA 37: Yorkshire Southern Pennine Fringe. Following a review of both NCA's it is considered that the site and local landscape setting are more relevant to NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield that includes the following key characteristics:

- *“A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.*
- *Local variations in landscape character reflecting variations in underlying geology.*
- *Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.*
- *A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.*
- *Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.*



- *Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.*
- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.*
- *Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle.*
- *Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development.*
- *Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.*
- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns."*

4.4 Although this is a broad character area a number of these characteristics are of relevance to the landscape local to the site.

4.5 At a District level the Local Authority has recently published the Kirklees District Landscape Character Assessment (LUC July 2015). Within this assessment the site is identified within the Rural Fringes landscape character type (LCT), and Batley - Dewsbury



Rural Urban Fringes landscape character area (LCA). The key characteristics of this LCA are:

“Topography, geology and drainage

- *Gently undulating land, found between approximately 100 and 200 metres altitude. The land typically falls in elevation towards the surrounding urban areas.*
- *Local variations in topography create areas of more complex landform, including some elevated ridges and hill summits and parts where the slopes are deeply incised by valleys.*
- *Bedrock geology consists of the Pennine Coal Measures formation typical of much of the District, with areas of alluvium deposits associated with watercourses.*
- *To the west a number of tributaries flow into the River Calder, including Nun Brook.*

Woodland cover

- *Varied tree cover, with trees in shelterbelts, along field boundaries and some areas of broadleaved woodland, which follow streams.*

Land use and field patterns

- *Typical pattern of small scale grassland pastures with some more limited areas of more intensive arable cultivation.*
- *Urban expansion and associated land uses spreading into the farmland landscape, including horse paddocks and equestrian enterprises.*
- *Mix of field boundary types including stone walls, hedgerows and fences.*

Semi-natural habitats

- *Isolated remnants of species-rich grasslands (hay meadow and wet pastures) exist within the improved grassland, including some wildflower meadows at Colliery Field in Oakwell Hall Country Park.*



- *Some of the areas of broadleaved woodland are also locally important for wildlife, including Dogloitch Wood and Dunn Wood.*

Archaeology and cultural heritage

- *There are numerous Listed Buildings and the fringes of Conservation Areas around Batley and Gomersal fall in this LCA. Traditional stone-built cottages, Victorian terraces and farmsteads provide a contrasting historic sense of place within the urban context.*
- *Part of the Grade II listed Kirklees Park is also located to the far west of this LCA, and the landscape includes the nationally important remains of a motte and bailey castle at Castle Hall Hill.*
- *Disused railways and industrial works provide evidence of the area's coal mining heritage.*

Settlement and road pattern

- *A fragmented landscape forming urban fringe pockets within and around the Dewsbury, Batley, Mirfield, Liversedge and Cleckheaton conurbation.*
- *A dense network of A roads, minor roads and narrow winding lanes link the LCA's small villages to the surrounding urban centres. The M62 forms a definitive boundary to the north and west.*

Views and perceptual qualities

- *There are distant views from elevated ridgelines (e.g. in Upper Batley) south towards Emley Moor (including its landmark transmission station) and north towards the industry and urban development of Huddersfield.*
- *Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition."*

4.6 In determining the value of the local landscape setting the following landscape factors are considered:

- Landscape quality;
- Scenic quality;



- Rarity;
- Representativeness;
- Conservation interests;
- Recreational value;
- Perceptual aspects; and
- Associations

- 4.7 In terms of landscape quality, the land use and features of the site are considered to be of moderate condition. However, when combined with the local setting of settlement and highway infrastructure the overall quality of the site and local setting are considered to be of medium/low value.
- 4.8 The scenic quality of the site and surrounding landscape to the south is considered to be of medium value, reducing to medium/low value in the context of detracting features that include the local settlement, highway and commercial development. The modified landscapes to the north of the site are also considered to be of more limited value but do benefit from borrowed scenic quality from the more attractive valley setting to the north-west.
- 4.9 The landscape of the site and associated features are not considered to be rare, and are not considered to be representative or a particularly good example within the District.
- 4.10 There are no features of particular conservation interest associated with the site, and the site does not provide any recreation value beyond the access associate with the public rights of way. Beyond the site the St Pauls Church affords a prominent position on the opposing valley to the south, and whilst the development of the site will not physically affect the church it has the potential to affect views towards the church and therefore its setting. This should be considered as part of a development strategy.
- 4.11 The perceptual qualities of the site are limited due to its immediate relationship with the settlement and major highway infrastructure that is evident at all its boundaries.
- 4.12 There are no known association with the site and its surrounding landscape that have been recorded in literature or works of art.
- 4.13 The landscape of the site and its immediate setting of settlement and highway are considered to be of medium/low landscape value. Value increases over distance from



the settlement in the more remote area of landscape to the east of the site associated with Bushy Beck, and the north-west associated with Howley Beck and although these landscapes contain more valued elements they are not considered to be of high value in overall terms.

- 4.14 As part of this review the character of the landscape associated with the Green Belt between Batley and the outer suburbs of Leeds has been considered at a finer level of detail. Four Green Belt Zones have been identified that include Soothill/Howley Quarry, Bushy Beck, Ardsley Reservoir, and Howley Beck.

Soothill/Howley Quarry

- 4.15 The Soothill/Howley Quarry zone comprises a slightly more elevated ridge of land extending between Morley to the north and Batley to the south. This is an area of land that is both bound and fragmented by infrastructure barriers and extended built-form that penetrates deep into the Green Belt from the surrounding built-up areas. The combination of built-development, infrastructure, landform and modified landscape elements creates a somewhat fragmented and compartmentalised landscape where the sense of openness becomes diluted. To the south and north of this zone the landform becomes more varied with larger scale views opening up to wards Batley and longer distance views of the Peak Districts to the south, and views across the Howley Beck valley to the north.

Bushy Beck

- 4.16 The Bushy Beck zone comprises broader areas of rolling farmland to the east of Batley associated with the valley setting to Bushy Beck. In this zone the landscape falls to the east with more distant view towards the M1 and beyond. The landscape is defined by boundary settlement often viewed on the surrounding ridgelines with the central landscape being dominated by open rolling farmland punctuated by wooded areas to the north. This is an open landscape of a relatively larger scale with an increased sense of openness.

Ardsley Reservoir

- 4.17 The Ardsley Reservoir zone is located to the north of the Bushy Beck valley and whilst still maintaining a stronger rural character of rolling farmland the more elevated landform of ridgelines and localised valleys creates a contained setting with restricted long distance views. This in turn creates a more restricted experience of the wider landscape setting



and more limited appreciation of its open character. Whilst the reservoir is central to this zone views towards it are restricted to short sections of highway at the settlement edge.

Howley Beck

- 4.18 The Howley Beck zone extends to the north-west of Soothill and Howley Quarry comprising an area of more steeply rolling and contained wooded valleys. This zone has a more intimate character albeit bound by settlement that is not always apparent. The zone is subdivided by infrastructure barriers in the form of the B6123 but any separation or fragmentation created by this feature is limited by the diversity resulting from the complexity of landform and woodland cover. This zone presents as a relatively attractive landscape more appealing to the sense when compared to the landscape at Soothill.
- 4.19 In overall terms, the combination of landform, modified landscape elements, and the fragmented and compartmentalised nature of the landscape associated with Soothill/Howley Quarry creates a character of more limited value, and a restricted appreciation or sense of openness. This is further accentuated by the intervention of built-form into this zone, lining the highways that pass through it and due to the close relationship with the settlement edge (both direct physical relationship, and visual relationship).

Visual Setting

- 4.20 In the following paragraphs reference is made to a series of photographic views, see **GL0422 06** to **17**. The location of these views is set out on the Site Context and Site Location plans, see **GL0422 01** and **02**. These views have been taken in sequence dealing with Parcel A in the first instance, followed by Parcel B.
- 4.21 View 1 is taken from Soothill Lane looking south across Parcel A towards Chidswell and Hanging Heaton. This view shows the relatively flat nature of the northern half of Parcel A with the visual horizon to the south defined by the eastern fringes, and to the east a combination of built-development extending alongside the A653 Leeds Road and landform. Beyond the Leeds Road there are some longer range views but these are restricted. To the centre of the view the water tower at Chidswell Lane is visible, as is St Pauls Church that affords an elevated location to the south. To the right of the view the barns at Croft House Farm are visible.



- 4.22 View 2 is taken from the junction between the bridleway crossing the site (BAT/45) and the public footpath (BAT/43) from this location the distinction becomes visible between the flatter more elevated northern half of Parcel A and the sloping southern extent of the site where views open up across Batley to the south and west, and longer range views towards the Peak District to the south-west. Built-form is notable on the opposing ridgelines and following the A653 Leeds Road. To the north the Lydgate Care Home is just visible beyond the treed setting of Soothill Manor. From this location the sloping pasture rising towards the settled ridgelines to the south make an attractive contribution to the view that is focussed on the prominent setting of St Pauls Church.
- 4.23 View 3 is taken from public footpath BAT/43 at the eastern boundary of Parcel A looking west across the site. The sloping landform to the south makes a more limited contribution to the setting of this view. However, St Pauls Church remains a prominent feature on the ridgeline to the south. To the north Parcel A appears well contained by landform and vegetation cover. The barns at Croft House Farm are visible, as is the housing that defines the adjoining section of Soothill Lane.
- 4.24 View 4 is taken from public footpath BAT/43 looking south from Parcel A towards the settled ridgeline at Hanging Heaton to the south. From this location the landform slopes down opening up views into the valley setting, and to the south-west across Batley with more distant views towards the Peak District beyond. To the north there are views across the site with more distant views beyond of West Ardsley.
- 4.25 View 5 is taken from public footpath BAT/43 at the southern boundary of Lydgate School. From this location the landform falls at a steeper gradient with open views across the valley setting to the south. Again, St Pauls Church remains a prominent feature but becomes secondary to the view across Batley spreading across the valley to the south-west.
- 4.26 View 6 is taken from Sykes Lane (DEW/148) just to the east of Grange Farm. To the south the pastoral farmland rises towards St Pauls Church. To the east Grange farm comprises a collection of traditional stone buildings. To the north the land rises into the site with views towards the northern reached of Parcel A restricted by intervening landform. To the north-west Lydgate School and Lydgate Care Homes are visible on the horizon with the treed setting of Soothill Manor to the north.
- 4.27 View 7 is taken from Sykes Lane (DEW/148) at the eastern boundary of Parcel A, looking west back along the lane towards Grange Farm. To the south there are views across the



adjoining paddock towards the sports pitches at Chidswell. The treed setting of the valley to the south of the site is accentuated in this view with the Church of St Paul again seen as a prominent feature on the horizon. To the west there is a channelled view along the valley towards Batley, and to the north there are views across Parcel A towards Croft House Farm at Soothill Lane.

- 4.28 View 8 is again taken from Sykes Lane (BAT/44) to the west of Grange Farm looking south towards the settled ridgelines at Hanging Heaton. The rolling pasture to the south of the site rises to the ridge where St Pauls Church is prominent. The valley setting is attractive with flowing pastoral fields sub-divided by hedgerows and tree cover. Challenge Way sits low in cutting following the alignment of the former railway, and for that reason is not a prominent element in views across the valley. To the south-west there are views across Batley, and views of the Grange Road Industrial Estate. To the north views across Parcel A are restricted to its southern reaches by intervening landform.
- 4.29 View 9 is taken from the A653 Leeds Road at the northern fringe of Chidswell to the south-east of the site. The playing fields provide an open green setting to the foreground of this view, beyond which there are views towards the southern reaches of Parcel A. Croft House Farm is visible to the north but the northern half of Parcel A makes a limited contribution to the setting of this view due to the relatively flat nature of landform within it.
- 4.30 View 10 is taken from Chidswell Lane providing a slightly more elevated view from the settlement to the south of the site. The nature of views from this location is very much glimpsed views between properties. However, the increased elevation means that the northern half of Parcel A makes an increased contribution to the view. This view also illustrates the wooded nature to the backdrop of the northern fringes of the site and the separation this creates in combination with landform from the Howley Beck valley to the north-west.
- 4.31 View 11 is taken from High Street at Hanging Heaton just in front of the churchyard to St Pauls Church. From this location there is an open appreciation of the valley setting to the north of the church. Beyond the valley the north half of Parcel A makes a far more limited contribution to the view framed by the wooded setting to the north and the built-development associated with Soothill Lane and the A653 Leeds Road. To the west Lydgate School and Lydgate Care Homes are both visible on the ridgeline, as is the eastern settlement fringe of Batley.



- 4.32 View 12 is taken from High Street a little further to the west from View 11 and again illustrates the nature of open views across the valley setting to the north. As in View 11 the site (in particular the northern half of Parcel A) makes a very limited contribution to the setting of this view. To the west the Grange Road Industrial Estate is visible alongside the settlement at the eastern fringe of Batley.
- 4.33 Views 13 and 14 are both taken from public footpaths to the east of the A653 Leeds Road (DEW/150, BAT/51 and BAT 50) both of these views illustrate the separation created by the development running alongside the A653 between the site and wider landscape to the east associated with valley setting of Bush Beck. The foreground setting of arable farmland is open with the ridgelines defined by residential development and little appreciation of the landscape beyond except for glimpses of woodland the prominent overhead powerlines.
- 4.34 View 15 is taken from Batley Road at the junction with Haigh Moor Road looking south-west towards the Soothill ridgeline. This view illustrates the open rolling nature of the landscape to the east of the A653, and its more restricted relationship with settlement. There are distant views from this location towards the properties alongside the A653 Leeds Road but almost no appreciation of the landscape beyond associated with the site except for the view towards the treed setting of Soothill Manor at the western boundary of the site.
- 4.35 The following views focus more specifically on the visual setting of Parcel B to the north of Soothill Lane.
- 4.36 View 16 is taken from public footpath BAT/47 looking south-west across Parcel B. To the south is the settled and vegetated setting of Soothill Lane. To the west Manor Farm is just visible on the ridgelines. To the north of the wooded setting of the restored landfill site now forms and extension to Soothill Wood to the east. This view illustrates the contained setting of Parcel B and the limited relationship this part of the landscape has with its surroundings.
- 4.37 View 17 is taken from Soothill Lane looking north-east across Parcel B. To the east is Soothill Lane with the properties at the entrance to Soothill Manor visible to the right of the view. To the north the wooded setting of the restored landfill site contains this view. Further to the east West Ardsley is visible on the ridgeline rising above Soothill Wood.



- 4.38 View 18 is taken from a permissive pathway that appears well walked by locals. This is taken from the northern boundary of Parcel B looking out across the Howley Beck valley to the north-west. In the foreground the pasture fields fall away at a steep gradient towards Soothill Wood. Beyond the rolling valley setting extends north-west towards Upper Batley. Further to the north the southern fringes of Morley are visible set just beyond the M62. To the north the restored landscape associated with the Howley Park Quarry and the brickworks is visible. To the left of this view is the existing settlement edge that sits on the ridgelines looking out across the valley setting.
- 4.39 View 19 is taken from public footpath BAT/41 at the edge of Soothill Wood looking back towards Soothill and the northern boundary of Parcel B. To the right of the view the existing settlement is visible on the ridgeline. The foreground of the view is defined by the pasture rising towards the ridge where the overhead powerline is prominent. Parcel B is just out of view setback behind the landform. Again, this view illustrates the contained and fragmented nature of the landscape in this part of the Green Belt and the detached visual relationship between the site and Soothill, and the wider valley setting to the north-west.
- 4.40 View 20 is taken from Scotsman Way just to the south of the junction with the M62. This is a long distance and elevated view looking south-east across the Howley Beck valley. The existing settlement at Soothill is visible at the centre of the view on the ridgelines with the northern boundary of Parcel B to the east (made more prominent by the overhead powerline). To the left of the view the restored landscape associated with the quarry and brickworks is visible. This view illustrates the low lying and wooded nature of the valley setting, and the limited visual relationship between the site and wider landscape setting to the north and north-west.
- 4.41 In summary, whilst the site and wider Green Belt comprise open land beyond the settlement, its physical state and visual character are varied. Parcel B is clearly a well contained piece of land with robust boundaries of woodland, highways and settlement. The land within the site is visually open but any open appreciation of the wider landscape is limited. To the north-west the changing landform and woodland cover limit any relationship between the site and Howley Beck valley to its immediate northern boundary that is viewed in the immediate context of the adjoining settlement.
- 4.42 The northern half of Parcel A comprises an elevated plateau bound by highway and built-form to the north and east, and wooded horizon further to the north that in part restricts any open appreciation of the wider landscape setting. To the west the rising



landform contains the site, with its treed setting providing the appearance of an extended wooded horizon. This partial containment is amplified by the contrasting open setting of the wider rolling farmland to the east. From this location views back towards the site are restricted by the strong line of built development along the A653. To the south the landform within Parcel A fall towards the valley setting of Hanging Heaton and Chidswell with where St Pauls Church affords a prominent ridgeline location. Form this part of the site wider views open up towards Chidswell, Hanging Heaton and Batley with wider distant views towards the Peak District. Looking back towards the site from the south its southern slopes are open to view. However, due to a combination of landform and framework of built-form and wooded backdrop the flatter northern half of Parcel A makes a more limited contribution to these views.



5 GREEN BELT SETTING

5.1 The purposes of the Green Belt are set out under paragraph 80 of the NPPF:

- *“to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

5.2 The following section considers the site and its Green Belt setting in relation to these purposes.

Check the unrestricted sprawl of large built-up areas

5.3 Green Belt is a functional planning designation and is therefore not concerned with the quality or value of the land within it. The primary function of the Green Belt is to check the unrestricted, or unplanned, extension of built-up areas into the surrounding countryside. One of the main objectives when considering any extension of the built-up area into the Green Belt is to ensure that any such extension is guided by well-defined, robust and enduring boundaries to avoid further development pressures and control unrestricted sprawl.

5.4 The site has well-defined, robust and enduring boundaries. Parcel A is bound to the north and east by highway boundaries with associated linear development. To the west Parcel A is bound by a combination of settlement, landform, and an allocated housing site. To the south the boundary of Parcel A is bound by Grange Road, beyond which are areas of pasture and settlement. Parcel B is bound to the north and east by significant areas of woodland. To the south Parcel A is bound by highways with associated development, and to the west it is bound by settlement. There is a short section at the north-west boundary of Parcel A that is defined by a remnant field boundary hedgerow and fence line with open countryside beyond. However, this boundary is made somewhat distinct from the wider landscape through the changing landform.



5.5 Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed have the ability to contain development within a framework of settlement, vegetation cover and landform.

To prevent neighbouring towns merging into one another

5.6 The setting of the Soothill ridge extends between West Ardsley and the north-east fringe of Batley. As established the ridge comprises a more complex network of highways, development, landholdings and landform with a fragmented and compartmentalised character, contrasting with the open landscape of the east of the A653 Leeds Road. Development extends along the A653 Leeds Road between Chidswell and the Soothill Lane junction. Likewise Soothill Lane has in part a developed character with an existing perception of settlement extending into the countryside. This in turn creates a settled appearance to the landscape associated with the boundaries of the site that separate it from the wider Green Belt to the north, and West Ardsley beyond.

5.7 Strictly in plan form the development of the site would appear to result in the creation of a pinch-point between Batley and West Ardsley. However, for the reasons set out above the perception of this pinch-point already exists, particularly when traveling along the highways between these settlements where the experience of traveling between built-up areas is already compromised. The development of the site would result in the loss of land between settlements but would not result in their coalescence. More importantly the development of the site is not like to erode the separate character and identity of these settlements any more than the existing built-development experienced when travelling between them.

To assist in safeguarding the countryside from encroachment

5.8 The purpose of this Green Belt review is to assist in the identification of a strategic development allocation to meet the development needs of the Local Authority. There is an assumption that whilst some of these needs may be met on land within the urban area there will be a requirement for large allocations within the countryside, most of which is designated as Green Belt. Therefore, there is an inevitability that these allocations will result in an encroachment into the countryside (as the former allocation on neighbouring land to the site did as part of the former UDP). It is important that any such allocation is concentrated on land with the least environmental value, and land making a limited contribution to the setting of the Green Belt.

5.9 As this review has already established the site is:



- not covered by any statutory or non-statutory designation (beyond the Green Belt) that would prohibit its development for residential development;
- considered to be of more limited landscape quality and value when compared to the wider countryside;
- Does not contain important or notable features sensitive to change, and does not form part of a green corridor containing long distance trials of District value (for example the Leeds Country Way and Kirklees Way);
- part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west; and
- defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside.

5.10 Therefore, the location of the site in combination with the value and disposition of its associated features provides a robust framework to harness development and restrict any encroachment into the surrounding countryside.

To preserve the setting and special character of historic towns

5.11 The site does not form a part of or adjoin any part of the historic settlement or landscape as identified through designation (such as Conservation Area or Historic Park and Garden). The site does not contain any Listed Buildings. At the southern boundary of the site the toll gates at Grange Road are a Grade II Listed structure. The gates form part of the highway infrastructure associated with the lane bound by residential development to the north, limiting any contribution that the site makes to the setting of this asset.

5.12 To the north the site is bound by modern development associated with Soothill Lane. Soothill Manor is not a recognised heritage asset and is set within heavily treed ground that limit any relationship between the property and surrounding landscape. To the south St Pauls Church affords a prominent ridgeline location above the rolling pasture fields that fall away from the Hanging Heaton ridge into the local valley setting. The church is a Grade II Listed Buildings and therefore not a heritage asset of the highest significance (NPPF para 132) but it makes an undeniable contribution to the setting of



the ridgeline to the south of the site that includes views towards it form the local network of public rights of way.

- 5.13 Whilst the majority of the site is unconstrained by heritage assets (both designated and undesignated) it is important that any development framework considers the setting of St Pauls Church and views towards this asset.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

- 5.14 The site is not derelict or other urban land. The site comprises countryside set within a strong framework of built-form, vegetation cover, and landform providing a contained setting. However, as already set out it is unlikely that the development needs of the Local Authority will be met through the allocation of derelict or other urban land. This was not the case for the former UDP that allocated large areas of countryside to meet the needs of residential and employment growth. There is no reason to believe that this will have changed and it is therefore important to identify new allocations on land with limited landscape value that make a restricted contribution to the setting of the Green Belt.



6 LANDSCAPE FRAMEWORK

6.1 This landscape review has identified that the site is not the subject of any major landscape constraints that would prohibit its development. Local constraints have been identified that can be used to inform the identification of an appropriate landscape framework to harness development. These constraints have been identified alongside opportunities for landscape creation/enhancement strategies set out on the landscape framework plan, see **GL0422 19**.

6.2 Landscape constraints can be summarised as:

- The existing public access routes associated with the site;
- The overhead powerlines crossing the northern half of the site;
- The sloping landform associated with the southern half of the site, and associated views towards the valley setting of St Pauls Church;
- The valley setting of pastoral fields with more traditional built-form (that includes Grange Farm) creating an open landscape setting rising towards St Pauls Church on the opposing ridgeline;
- The treed and wooded appearance of the higher land associated with Soothill Manor that is visible from the wider landscape setting to the east beyond the A653 Leeds Road;
- The lower lying pastoral farmland with more intricate network of native boundary hedgerows at the north-east corner of Parcel A; and
- The exposed setting of the north-west boundary of Parcel B at Soothill Wood that is viewed from the wider setting of the Howley Beck valley to the north-west.

6.3 These constraints have been used to inform the identification of an appropriate landscape framework to the site that has the potential to successfully harness development within it, and secure a number of landscape enhancements. The landscape framework comprises:

1. The existing framework of built-form, woodland, and landform afforded by the site, see **GL0422 19** (see notes 1, 2 and 3). As identified on the plan built-form extends to the south and west of the site in the form of the urban fringes of Batley.



To the east a continuous line of residential development extends alongside the A653 Leeds Road. To the north built-form is concentrated at the junction with the Leeds Road and Soothill Lane, and at Manor Farm Drive and Solway Road. The site also affords a structured network of woodland cover at its northern boundaries providing further containment/separation with the landscape to the north. In terms of landform the ridgelines to the north-west of the site compartmentalises the landscape creating further separation. In addition the relatively flat nature of the main body of site in combination with the built-form running alongside the A653 Leeds Road further limits any immediate relationship with the more open land to the east. These elements combine to create strong, well-defined and enduring boundaries for development within the site.

2. The site adjoins areas of modern housing development, and is in part contained by linear forms of built-development. This will be further reinforced through the final delivery of the allocated housing development at the western boundary of the site further reinforcing the relationship between the site and settlement (see note 4);
3. St Pauls Church affords a prominent ridgeline location to the south of the site that is viewed from the southern edges of the site within the context of the rising pastoral land that defined the valley setting. This relatively small area of farmland is valuable to the setting of the church, defined by small fields and a structured network of native boundary hedgerows and tree cover. The traditional stone buildings such as Grange Farm also assist in extending the historic setting of the church and associated landscape into the southern fringes of the site. These pastures and views towards the church should be retained as part of any emerging development framework and linked with the creation of a wider green infrastructure network (see notes 5, 6 and 7);
4. The public rights of way crossing the site are clearly an important resource that should be retained and enhanced. Footpath BAT/45 crossing north/south through the site has the potential to become a primary green corridor linking the valley setting to the south of the site with Soothill Hill and associated areas publically accessible woodland. Likewise the public footpath BAT/43 and Sykes Lane should be retained as secondary green corridors linking the settlement with the wider countryside to the east of the A653 Leeds Road (see notes 8 and 9);



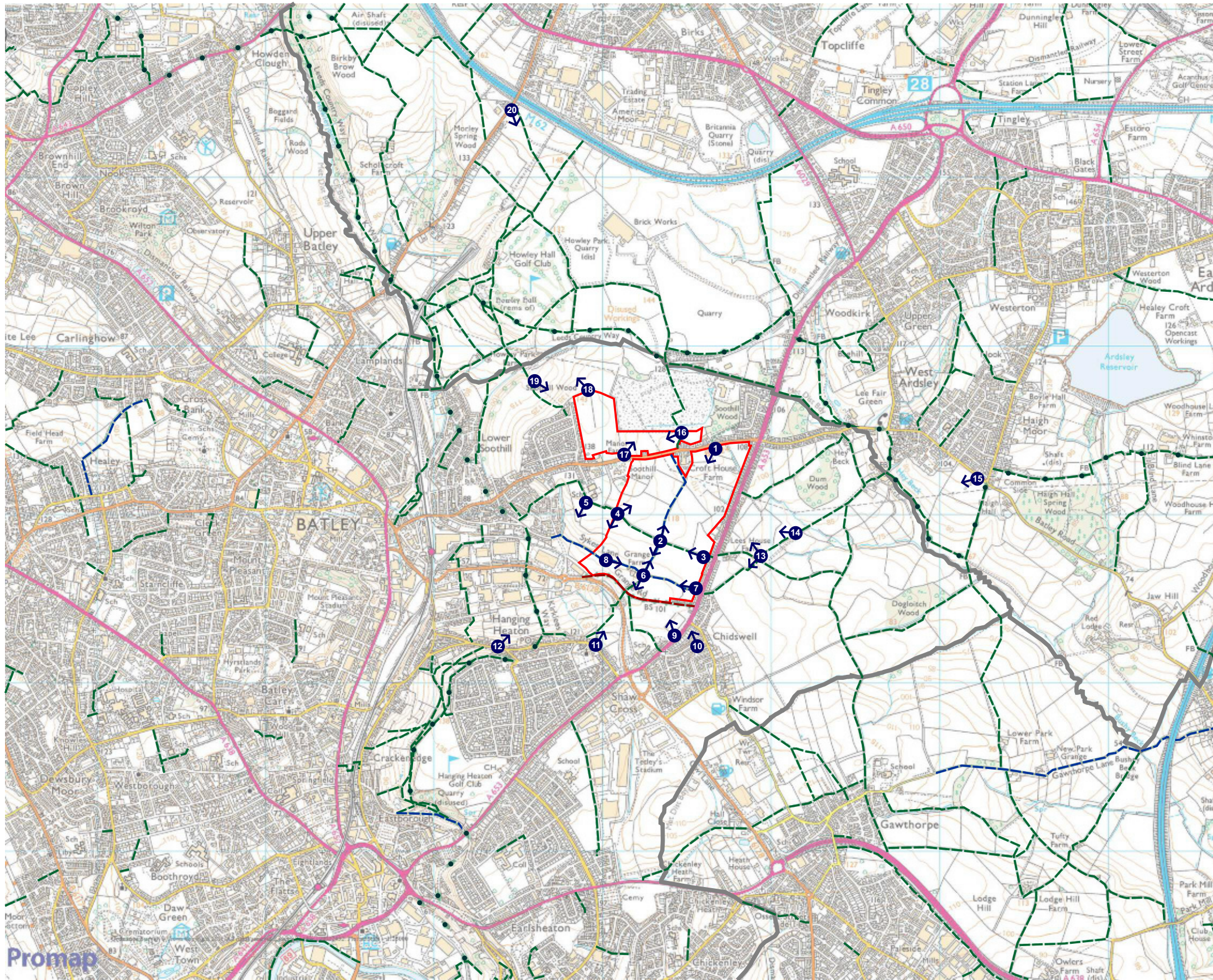
5. Potential exists to extend the woodland cover at the northern fringes of the site creating three new woodland features that (see note 10):
 - a. Reinforce the wooded appearance of the elevated land associated with Soothill Manor, and subsequently restricting development from the higher landform that may become visible from the east;
 - b. Extend the wooded setting of Soothill Wood and create an enhanced landscape presence at this main junction along the A653 Leeds Road; and
 - c. Extend Soothill Wood along the ridgeline at the northern boundary of the site to contain development in views from the north-west.
6. Protect the more structured network of hedgerow cover associated with the lower lying pastoral land at the north-east corner of Parcel A. This may be achieved in combination with the creation of new wetland areas forming part of a sustainable drainage system, and new areas of woodland cover (see note 11), and
7. Create new areas of green space within the site that will make a valuable contribution to the setting of the site and overall morphology of the extended settlement. New green spaces should be strategically located and where possible combined with leisure, recreation, ecological and drainage enhancements to create multifunctional landscapes.

6.4 The identified landscape framework is shown illustratively and will be used to guide masterplanning options for the site as part of the iterative design process.








6.5 As part of this masterplanning process there may be a requirement to secure commercial development. It is considered that the land to the north of Soothill has increase capacity to accommodate this scale and form of development with the road acting as a suitable transition between the proposed development typologies.



Figures



Key

-  Site boundary
-  Authority boundaries
-  Public footpath
-  Public bridleway
-  Byway open to all traffic
-  Trail and/or long distance footpath
-  Photographic view locations

Number/Figure
GL0422 01
 Scale
 1:25000@A3
 Date
 05/08/2015
 Checked
 SG

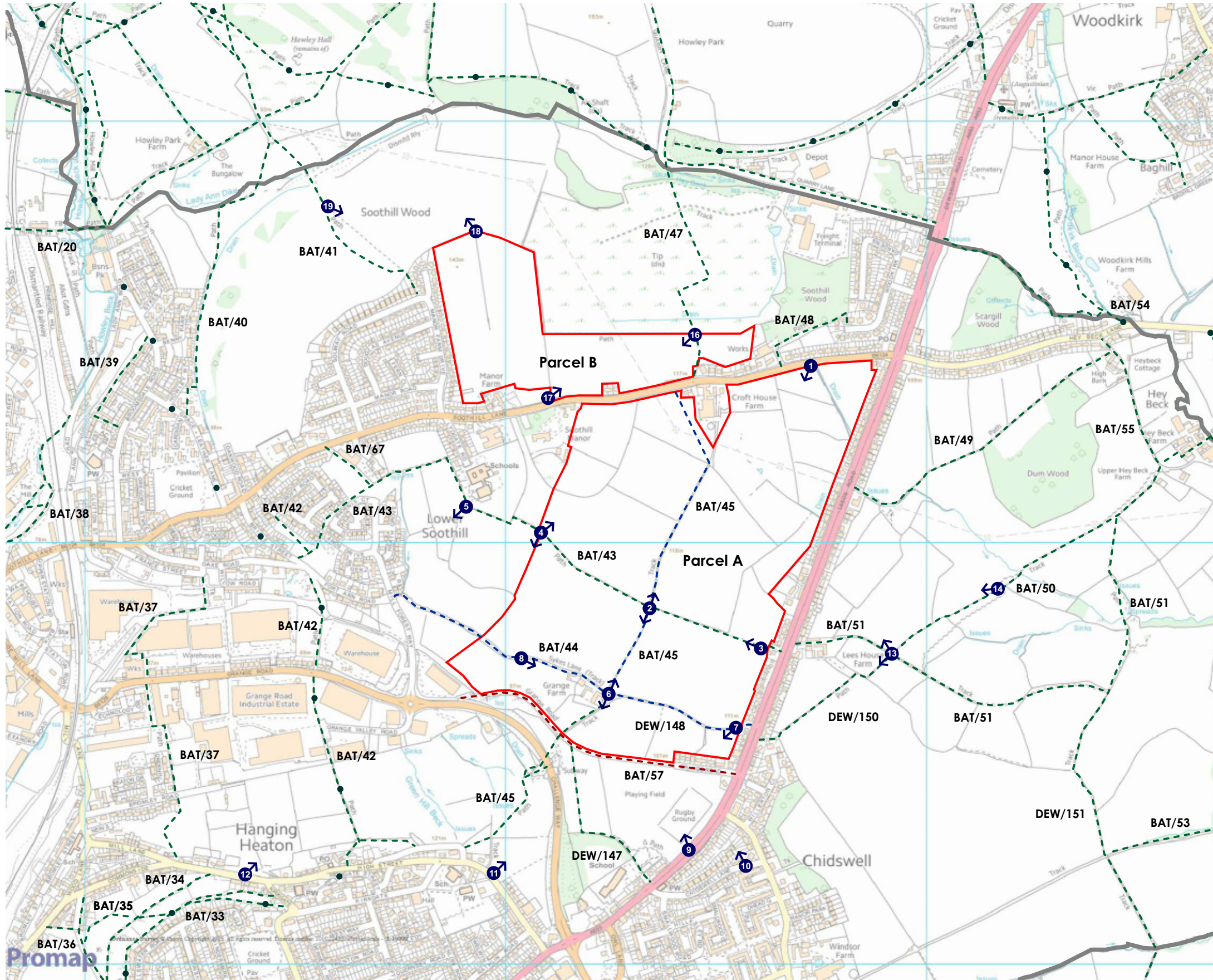
Project
 Land off Soothill Lane, Batley
 Drawing title
Site Context
 Client
 Barratt Homes Yorkshire East

north








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Key

-  Site boundary
-  Authority boundaries
-  Public footpath
-  Public bridleway
-  Byway open to all traffic
-  Trail and/or long distance footpath
-  Photographic view locations

north

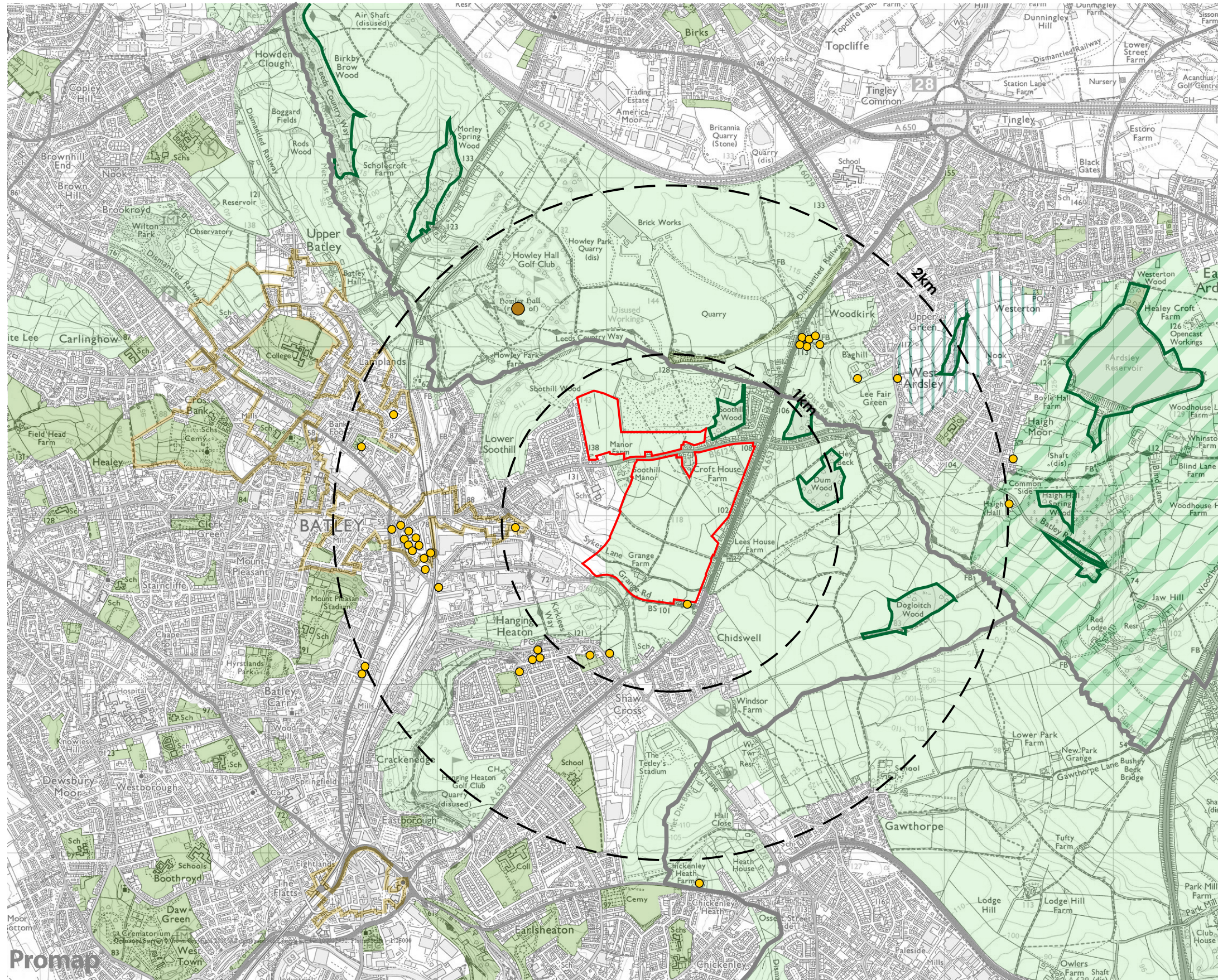
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Number/Figure
GL0422 02
Scale
1:10000@A3
Date
05/08/2015
Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
Site Location
Client
Barratt Homes Yorkshire East

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Key

-  Site boundary
-  Distance radii
-  Authority boundary
-  Green Belt
-  Special Landscape Area
-  Green Space
-  Other Protected Open Land
-  Site of Wildlife Significance/Local Nature Area
-  Scheduled Ancient Monument
-  Grade II Listed Building
-  Conservation Area

Promap

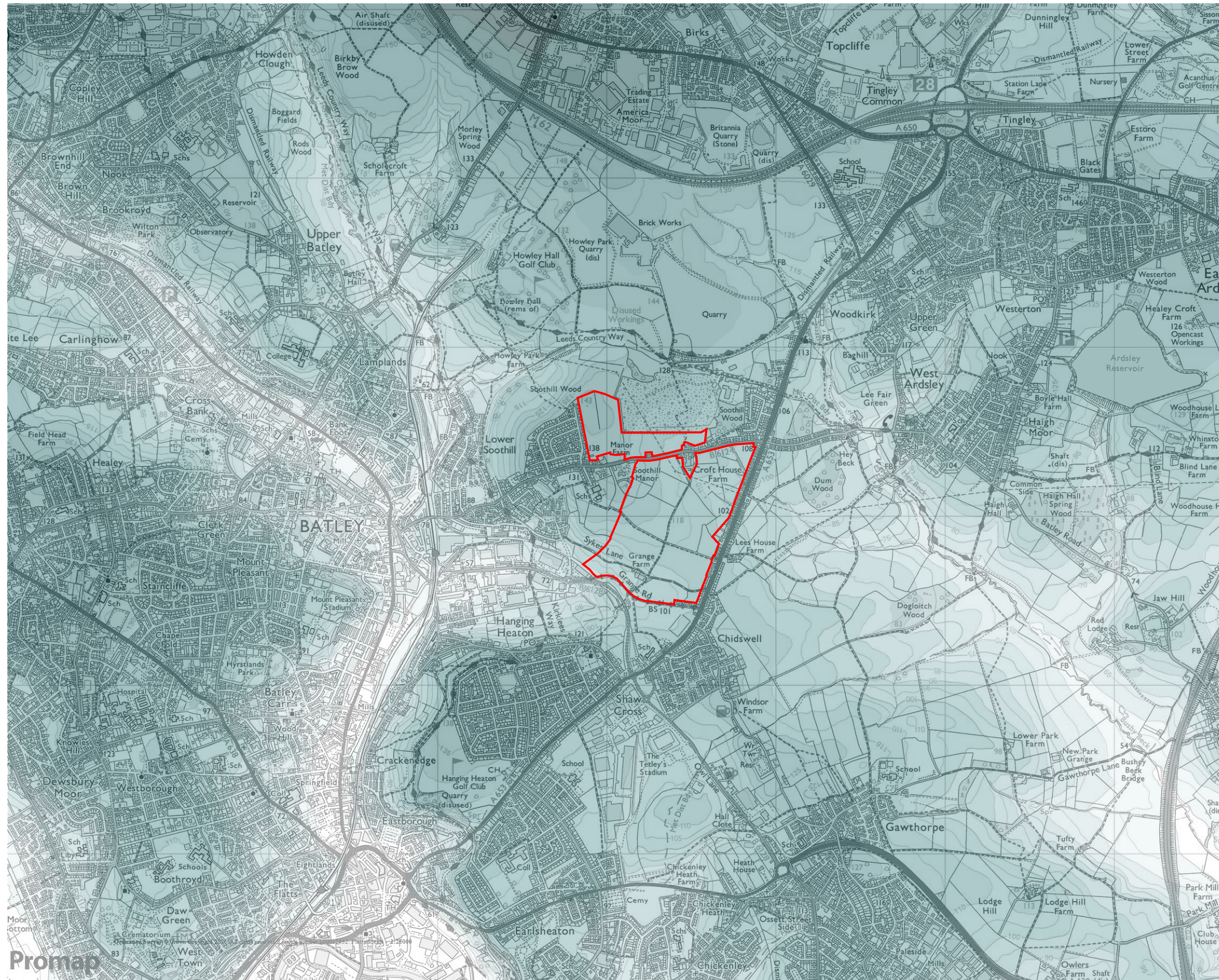
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Number/Figure GL0422 03	Project Land off Soothill Lane, Batley
Scale 1:25000@A3	Drawing title Landscape Planning Context
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	
















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Key

-  Site boundary
-  40m to 50m AOD
-  50m to 60m AOD
-  60m to 70m AOD
-  70m to 80m AOD
-  80m to 90m AOD
-  90m to 100m AOD
-  100m to 110m AOD
-  110m to 120m AOD
-  120m to 130m AOD
-  130m to 140m AOD
-  140m to 150m AOD
-  150m to 160m AOD
-  160m to 170m AOD
-  170m to 180m AOD

Promap

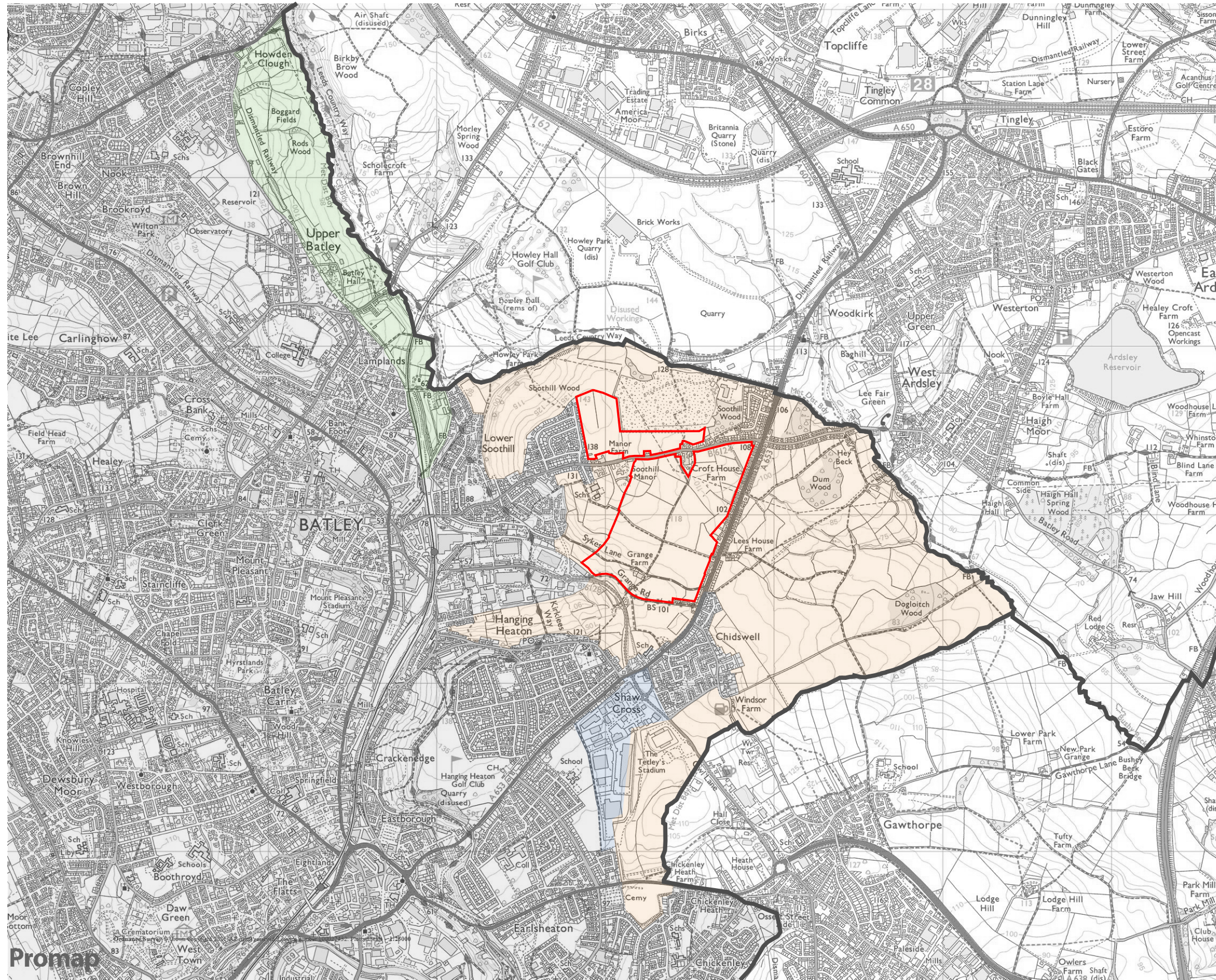
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




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Number/Figure GL0422 04	Project Land off Soothill Lane, Batley
Scale 1:25000@A3	Drawing title Topography
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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Key

-  Site boundary
-  Rural Fringes - E8 Batley - Dewsbury Rural Urban Fringes
-  Wooded Rural Valleys - G11 Batley Fringe Incised Valleys
-  Industrial/Business Parks
-  Urban

Promap

north

Number/Figure GL0422 05	Project Land off Soothill Lane, Batley
Scale 1:25000@A3	Drawing title Landscape Character
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 1a - From Soothill Lane looking south towards Chidswell and Hanging Heaton



View 1b - From Soothill Lane looking south towards Chidswell and Hanging Heaton



View 2a - From public bridleway BAT/45 taken from the centre of the site looking south-east towards Chidswell

north

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Number/Figure GL0422 06	Project Land off Soothill Lane, Batley
Scale NTS@A3	Drawing title Photographic Views 1 & 2
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 2b - From public bridleway BAT/45 at the centre of the site looking south-west



View 2c - From public bridleway BAT/45 at the centre of the site looking north-west



View 2d - From public footpath BAT/45 taken from the centre of the site looking north-east towards West Ardsley

north

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Scale NTS@A3	Drawing title Photographic View 2
Date 05/08/2015	Client Barratt Homes Yorkshire East
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View 3a - From public footpath BAT/43 at the boundary with the A653 looking south-west



View 3b - From public footpath BAT/43 at the boundary with the A653 looking north-west



View 4a - From public footpath BAT/43 taken from the western site boundary looking south-east

north

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Scale NTS@A3	Drawing title Photographic Views 3 & 4
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 4b - From public footpath BAT/43 taken from the western site boundary looking south-west



View 4c - From public footpath BAT/43 taken from the western site boundary looking north-west



View 4d - From public footpath BAT/43 taken from the western site boundary looking north-east

north

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Number/Figure GL0422 09	Project Land off Soothill Lane, Batley
Scale NTS@A3	Drawing title Photographic View
Date 05/08/2015	4
Checked SG	Client Barratt Homes Yorkshire East

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View 5a - From public footpath BAT/43 taken at the boundary with Lydgate School looking south-east



View 5b - From public footpath BAT/43 taken at the boundary with Lydgate School looking south-west



View 6a - From Sykes Lane (public bridleway DEW/148) at Grange Farm looking south-east

north

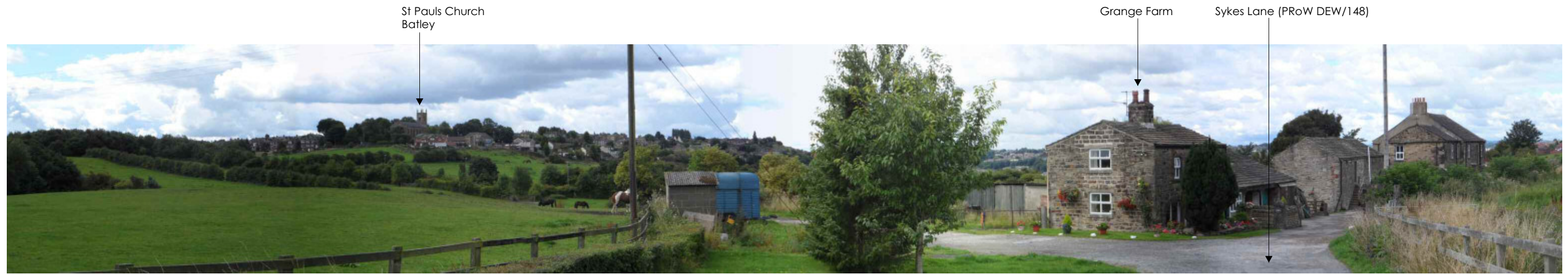
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Number/Figure
GL0422 10
Scale
NTS@A3
Date
05/08/2015
Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
**Photographic Views
5 & 6**
Client
Barratt Homes Yorkshire East

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View 6b - From Sykes Lane (public bridleway DEW/148) at Grange Farm looking south-west



View 6c - From Sykes Lane (public bridleway DEW/148) at Grange Farm looking north-west



View 6d - From Sykes Lane (public bridleway DEW/148) at Grange Farm looking north-east

north

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Number/Figure GL0422 11	Project Land off Soothill Lane, Batley
Scale NTS@A3	Drawing title Photographic View 6
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 7a - From Sykes Lane (public bridleway DEW/148) at the boundary with the A653 looking south-west



View 7b - From Sykes Lane (public bridleway DEW/148) at the boundary with the A653 looking north-west



View 8a - From Sykes Lane (public bridleway BAT/44) west of Grange Farm looking south-east

north

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Number/Figure GL0422 12	Project Land off Soothill Lane, Batley
Scale NTS@A3	Drawing title Photographic Views 7 & 8
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 7a - From Sykes Lane (public bridleway DEW/148) at the boundary with the A653 looking south-west



View 7b - From Sykes Lane (public bridleway DEW/148) at the boundary with the A653 looking north-west



View 8a - From Sykes Lane (public bridleway BAT/44) west of Grange Farm looking south-east

north

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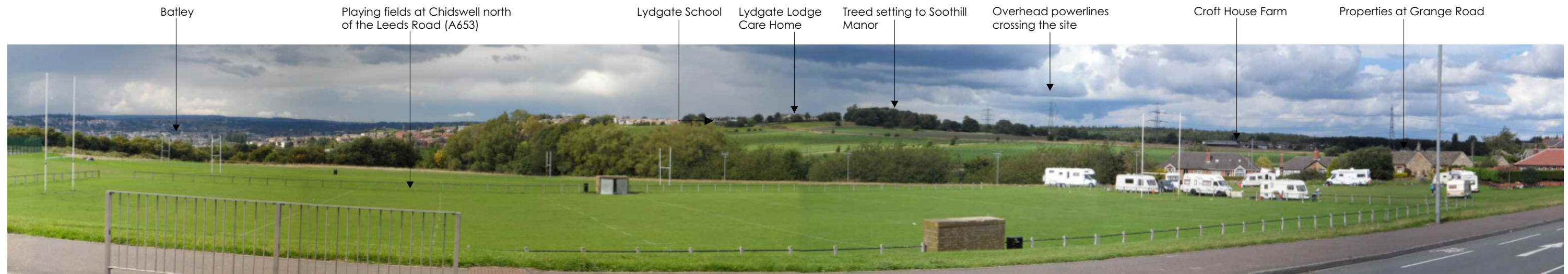
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Scale NTS@A3	Drawing title Photographic Views 7 & 8
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 8b - From Sykes Lane (public bridleway BAT/44) west of Grange Farm looking south-west



View 9 - From Leeds Road (A653) at Chidswell looking north-west across the playing fields towards the site



View 10 - From Chidswell Lane looking north towards the site

north

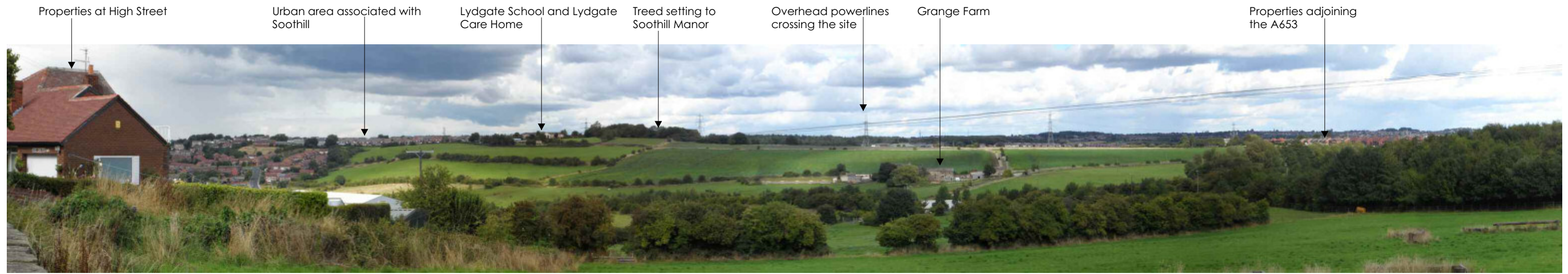
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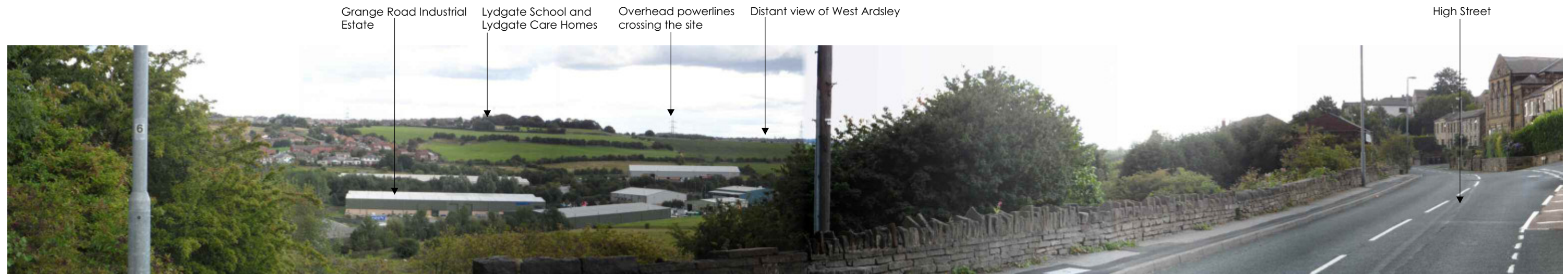
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Scale
NTS@A3
Date
05/08/2015
Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
**Photographic Views
8, 9 & 10**
Client
Barratt Homes Yorkshire East

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View 11 - From High Street opposite St Pauls Church looking north towards the site



View 12 - From High Street at junction with Kirkgate looking north-east towards the site



View 13a - From PRoW DEW/150 east of Lees House Farm looking south-west

north

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Number/Figure
GL0422 14
Scale
NTS@A3
Date
05/08/2015
Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
**Photographic Views
11, 12 & 13**
Client
Barratt Homes Yorkshire East

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View 13b - From PRoW BAT/51 east of Lees House Farm looking north-west



View 14 - From PRoW BAT/50 just south of Dum Wood looking west



View 15 - From Batley Road at the junction with Haigh Moor Road looking south-west

north

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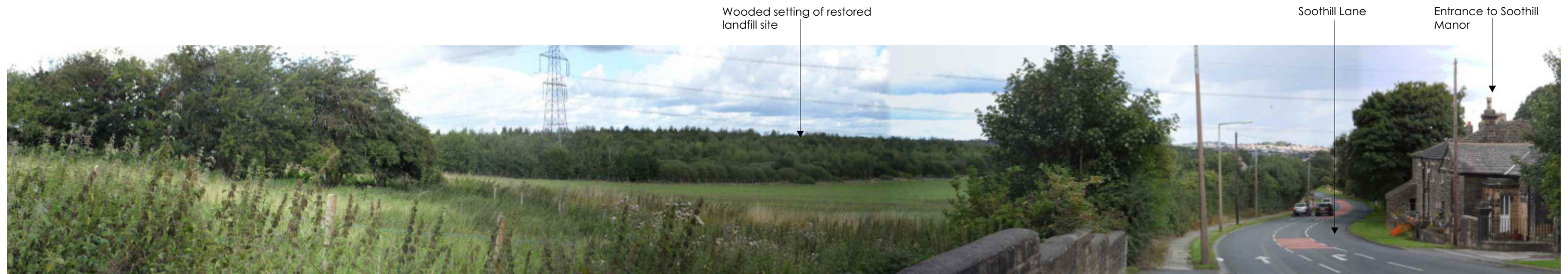
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Scale
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Date
05/08/2015
Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
**Photographic Views
13, 14 & 15**
Client
Barratt Homes Yorkshire East

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View 16 - From PRoW BAT/47 north of Soothill Lane looking south-west



View 17 - From Soothill Lane opposite entrance to Soothill Manor looking north-east



View 18a - From a permissive path at the northern site boundary east of Manor Farm Drive looking north

north

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Number/Figure GL0422 16	Project Land off Soothill Lane, Batley
Scale NTS@A3	Drawing title Photographic Views 16, 17 & 18
Date 05/08/2015	Client Barratt Homes Yorkshire East
Checked SG	

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View 18b - From a permissive path at the northern site boundary east of Manor Farm Drive looking north



View 19 - From public footpath BAT 41 at boundary with Soothill Wood looking south-east towards the site



View 20 - From Scotchman Way just south of junction with M62 looking south

north

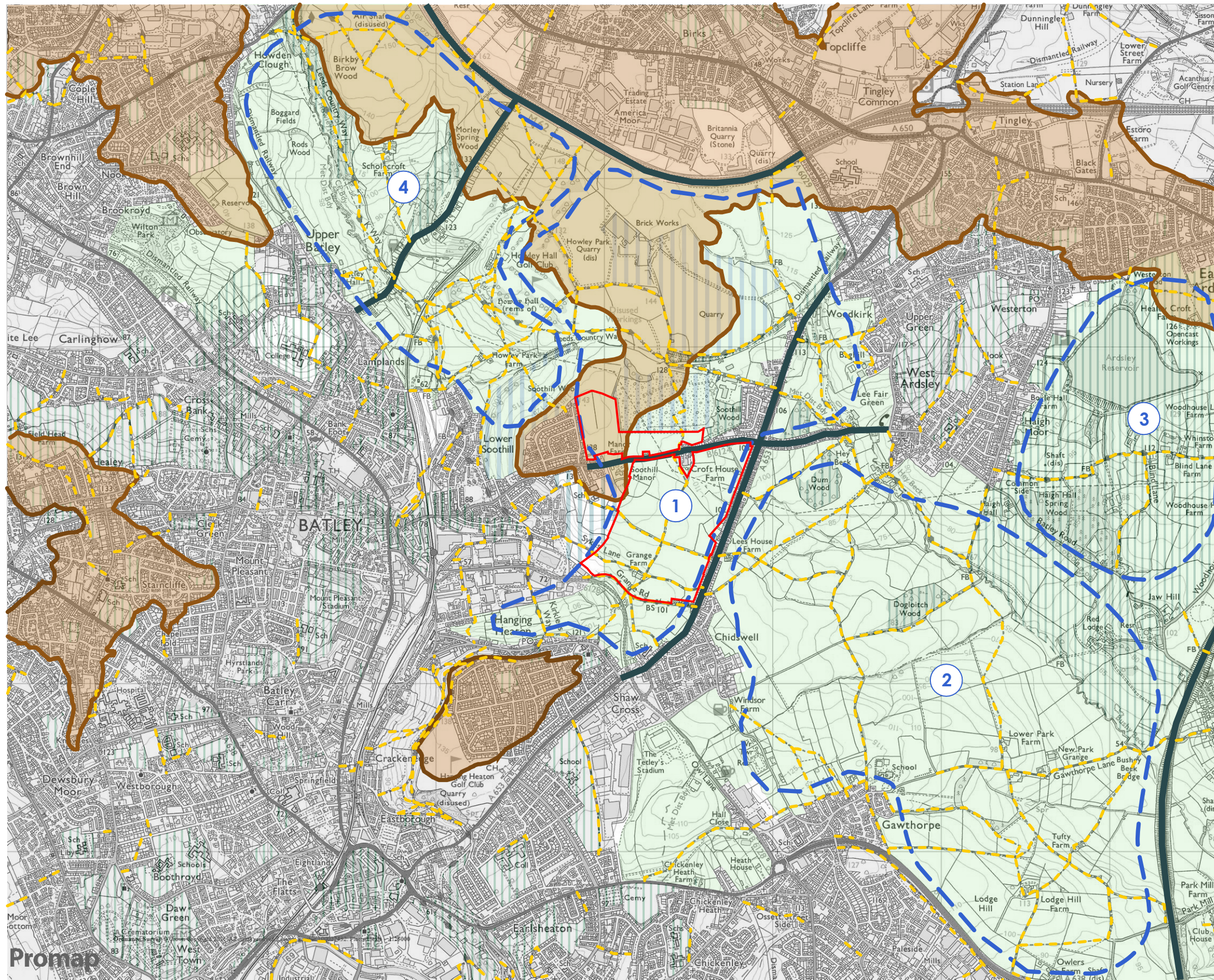
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








Number/Figure
GL0422 17
Scale
NTS@A3
Date
05/08/2015
Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
**Photographic Views
18, 19 & 20**
Client
Barratt Homes Yorkshire East

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Key

-  Site boundary
-  Green Belt
-  Urban areas
-  Protected and/or designated land
-  Modified land uses (restored land/quarry)
-  Infrastructure barriers
-  Ridge lines
-  Access
-  Green Belt Zones

1. Soothill/Howley Quarry
2. Bushy Beck
3. Ardsley Reservoir
4. Howley Beck

Promap

north

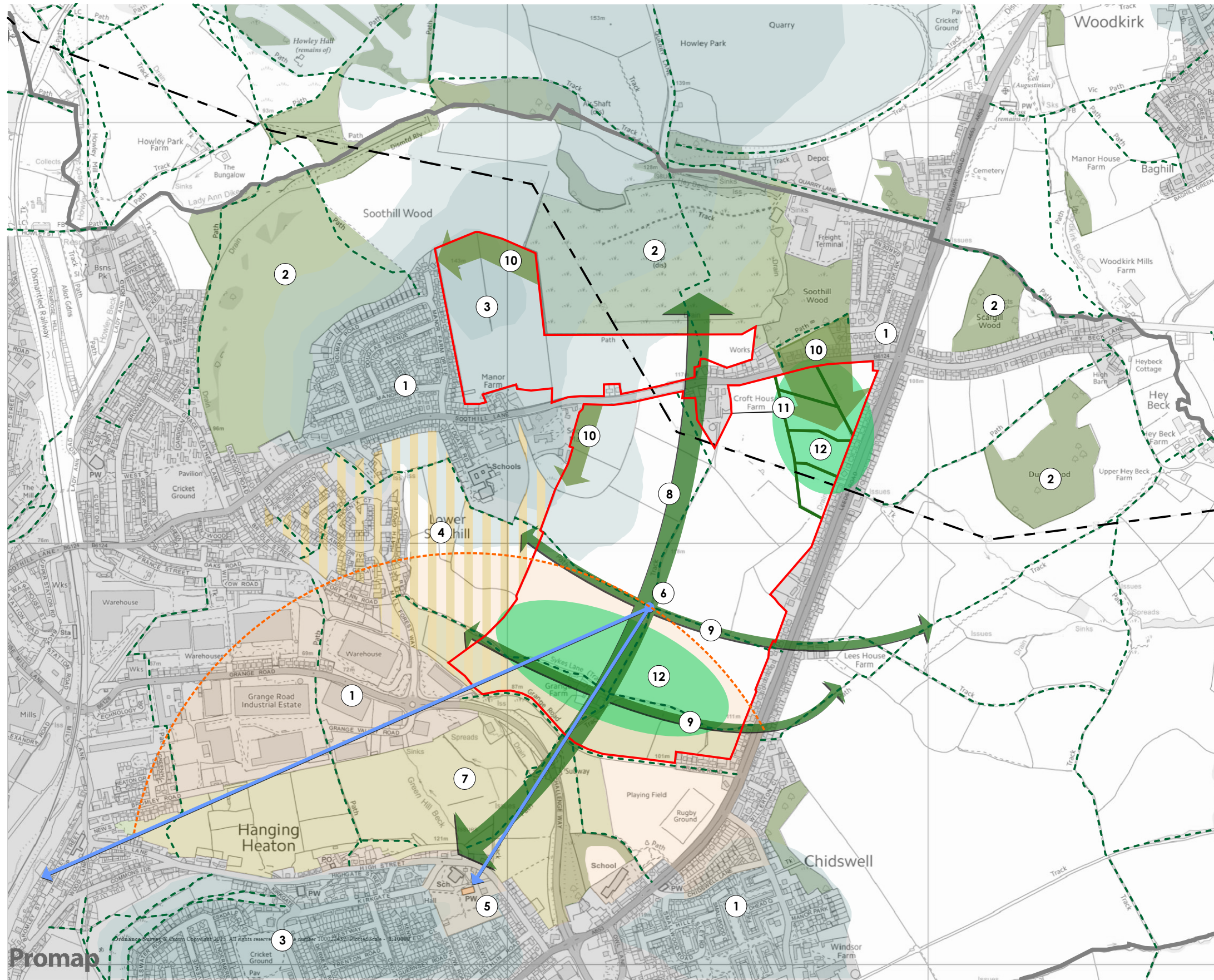
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 Scale
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 Date
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 Checked
 SG

Project
 Land off Soothill Lane, Batley
 Drawing title
Analysis Plan
 Client
 Barratt Homes Yorkshire East














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Key

-  Site boundary
-  Settlement and built-form framework to site
-  Woodland framework to site
-  Landform framework to site
-  Allocated housing at western site boundary
-  St Pauls Church and associated setting to north across local valley setting
-  Public views from site back towards St Pauls Church and wider views across Batley and towards the Peak District beyond
-  Pasture setting within valley to the south of the site defined by a structured network of hedgerows and tree belts creating attractive landscape setting rising towards the church on the ridgeline
-  Primary green corridor to be created following the alignment of brideway BAT/45 through the site linking the valley setting to the south with Soothill Wood to the north
-  Secondary green corridors linking the settlement with the wider countryside to the east of the A653 Leeds Road. Corridors follow the existing public rights of way
-  Opportunities to extend woodland and further reinforce the landscape setting of the site
-  More significant hedgerow cover within the site to be retained as part of the green space network
-  Opportunities to create new areas of public open space and structural landscaping that can become part of the green space network associated with the settlement

Promap

north

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Scale
1:10000@A3
Date
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Checked
SG

Project
Land off Soothill Lane, Batley
Drawing title
Landscape Framework Plan
Client
Barratt Homes Yorkshire East

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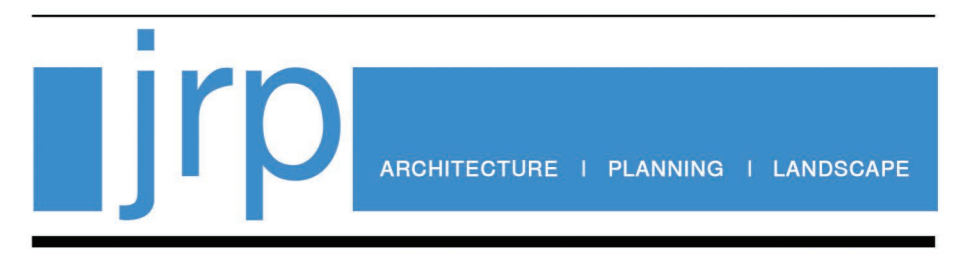
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Quantum and Types of Development

-  Open Space (35.75 Ha / 88.34 acres)
-  Allotments (1.97 Ha / 4.87 acres)
-  Play Space
-  Public Footpaths
-  SUD's
-  Residential Parcels (500 homes)
-  Woodland / Planting (6.88 Ha / 17.00 acres)



CLIENT: BARRATT LEEDS	DRAWING NUMBER: 12 4579 SK105
PROJECT: SOOTHILL	SCALE @ A1: 1:2500
DRAWING: ILLUSTRATIVE MASTERPLAN	DRAWN: LB/SD
	DATE: 01.16
	CHECKED: VS
	DATE: 01.16



12 4579 SK105 / ILLUSTRATIVE MASTERPLAN

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